

OUT

ISSUE 54

LOOK

CAPE PROPERTY & LIFESTYLE



OUTLOOK - THE GREEFF MAGAZINE - AUTUMN EDITION 2024

Over 200 Properties For Sale in These Pages

Starting out, scaling down, family homes and investment opportunities across the Western Cape, from the city to the suburbs, along the coastline, and into the magnificent Winelands.

PLUS: Harvest your own microgreens in 30 days • Cape Town's own fashion odyssey
• Divine dining in with autumn's favourite – pumpkin

YOUR COMPLIMENTARY ISSUE

GREEFF

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Where it counts

ISSUE 54



THE OUTLOOK IS BRIGHT

BY MIKE GREEFF

CEO

GREEFF CHRISTIE'S INTERNATIONAL REAL ESTATE

With several economists predicting positive economic changes, including potential lower interest rates in the second half of 2024, the property market is poised for a boost. We've already noticed an uptick, especially in buyer interest levels, which, as of writing, have reached their highest point in 12 months. In January 2024, our agents achieved robust sales figures, with the company recording an increase of 143% when compared to January 2023, marking a record high.

The increased market activity and the resulting shift in positive sentiment are partly due to local movement, with existing Western Cape homeowners downsizing or moving to larger premises. However, a growing number of people from other provinces continue to semigrate to our province, buoying buyer interest and influencing rental availability and prices.

Among South Africa's provinces, the Western Cape has earned a reputation for being comparatively better governed at both provincial and local levels. In FNB's 2024 Property Insights Analysis, John Loos states: "People will continue to move to areas where things work, resulting in semigration for household and business activities."

But it's not only locals driving the demand for Western Cape properties; a trend of returning expats is also contributing. A report by Tax Consulting SA comments on reverse emigration, explaining that several South Africans living abroad are reassessing their options based on lifestyle, the price of luxury accommodation, and the relative benefits of a Cape-based quality of life.

Foreign buyers continue to express interest in, and indeed purchase properties in and around the Cape Peninsula and the coveted Cape Winelands. The recent bumper tourist season demonstrated that Cape Town and its surrounds are indeed on the map for foreign buyers who typically acquire Western Cape real estate for cash. Our affiliation with the global property giant, Christie's International Real Estate, ensures that Greeff is top of mind for international visitors to our shores. We're connected to an exclusive network of 138 affiliates with hundreds of expert property professionals worldwide, providing our sellers with an unparalleled database of qualified buyers.

Looking ahead, investing in the Cape property market could be your most significant hedge against fluctuations in other financial sectors. Cape Town is anticipated to experience a notable increase in millionaires over the coming decade, according to the BRICS Wealth Report published by the international investment migration advisory firm, Henley & Partners.

With a presence in the property industry for over 30 years, I have long believed that real estate is one of the safest and potentially most lucrative long-term capital investments. The growth of Greeff Christie's International Real Estate since its inception in 2001 attests to this. We are expanding our footprint in the Western Cape, with new offices opened in Stellenbosch, Montague Gardens and Greyton – the picturesque Overberg town that is attracting plenty of foreign investment interest, and where our Whale Coast team recently concluded a record-breaking R200 million sale.

Our team of property professionals is growing as well; currently, we have over 200 brokers in the field, all experts in their areas, ready to assist sellers and buyers with their up-to-the-minute training and state-of-the-art technology and infrastructure to optimise the marketing of your property.

Our Sales Director, Tim Greeff, recently attended the Inman conference in New York City to gather insights into the latest global industry trends. In this exciting era of marketing, artificial intelligence (AI) is playing a pivotal role in transforming how information is consumed in real estate. This revolutionary tool is set to be progressively adopted by agents and agencies over the next couple of years, serving as an invaluable assistant in providing customers with enhanced service and an enriched experience.

While the adoption of these emerging technologies takes time, our commitment is to always remain at the forefront of innovation, ensuring our agents stay at the cutting edge so that we leverage the latest industry knowledge for the benefit of our clients.

In conclusion, the outlook appears remarkably bright. We look forward to the future with confidence, as we remain steadfast in our commitment to delivering excellence in the Western Cape's thriving property market.

Wishing you and your family a prosperous 2024.

Mike Greeff

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SIGNATURE PROPERTIES

*Secluded Retreat in a Quiet Cul-De-Sac*

● **CONSTANTIA UPPER**
R17 900 000

Web Ref No RL21274
Beds 4
Baths 4.5
Receptions 4
Garages 2

This captivating, eclectic home with its chequered black-and-white entrance, boasts engineered wooden flooring, stacking doors seamlessly connecting the interiors to a pretty courtyard, and a thatched Lapa with magnificent garden views, a retractable TV unit, a Bose surround sound system, built-in bar and an open firepit. The living room and TV room each have a fireplace and air conditioning. Enjoy breathtaking views from the patio overlooking the heated rimflow pool. All reception rooms are equipped with American shutters, providing an added layer of privacy and security. These thoughtful details ensure comfort and peace of mind. The lower level also offers the convenience of two dedicated studies.

SIGNATURE PROPERTIES

*A Haven of Peace and Tranquillity*● **CONSTANTIA UPPER****R22 000 000**

Web Ref No RL20765

Beds 4

Baths 4.5

Receptions 3

Study 1

Garages 2

Located in a cul-de-sac, and set in a lush, landscaped garden with its own flowing stream, this spacious, elegant home is defined by fine craftsmanship. The light-filled lower level offers open-plan living and dining areas, as well as a large study with built-in cabinetry and a wine cellar. The eat-in kitchen with a pantry and separate laundry/scullery opens up to a herb and vegetable garden. Upstairs, a generous pyjama lounge with exposed beams and French doors opens to a Juliet balcony with views of the lush garden below. There are four en suite bedrooms, including a sumptuous main suite. A large guest suite situated in the opposite wing has its own entrance. All bedrooms have American shutters and enjoy garden views.

SIGNATURE PROPERTIES



*De Goede Hoop Equestrian Property
with Rare Sea Views*



● **NOORDHOEK**
R29 950 000

Beds 5
Baths 5
Receptions 4
Garages 2

This five-acre equestrian property, with superb sea views, is set in a security estate, with exclusive mountain trails, bridle paths and complete privacy, all within 30 minutes of the City of Cape Town. The classic, Cape Dutch, thatched home boasts a delightful country-style kitchen with a separate scullery. A garden-facing, comfortable lounge, featuring a built-in marine aquarium, leads to a covered veranda overlooking the stables, with views across the ponds towards Noordhoek beach and Kommetjie lighthouse. From the main house, lawns roll down to a thatched Lapa, entertainment and pool house with an outside braai and seating area. Additional features are: barn-style stabling for five horses, a tack room, grooms' kitchen and toilet, plus extra cellar space for storage and feed.

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za

SIGNATURE PROPERTIES



*Stylish and Sophisticated with
Panoramic Sea Views*



● **NOORDHOEK**
R18 500 000

Web Ref No RL20651
Beds 5
Baths 4.5
Receptions 4
Garages 5

Abundant space, superior craftsmanship and attention to detail define this textured, double-volume home. Enjoy one of the finest elevated and expansive views on the entire stretch of Noordhoek beach. This refined family home has been intricately crafted with poplar wood ceilings, bagged brick walls, polished cement floors, high-quality cabinetry, rich hues, and calming tones. Designed with scale in mind, features include custom-made, extra-length doors and windows, double-volume ceilings, and generous spaces – this is a wonderful home for entertaining. An impressive sweeping staircase leads to four large bedrooms, two bathrooms, and a study, all on one level. Two of the bedrooms have doors opening onto a private balcony with stunning sea and mountain views. The well-proportioned main en suite bedroom is fit for royalty.

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za

SIGNATURE PROPERTIES

*Zwaanswyk at Its Best*

● **ZWAANSWYK**
R36 000 000

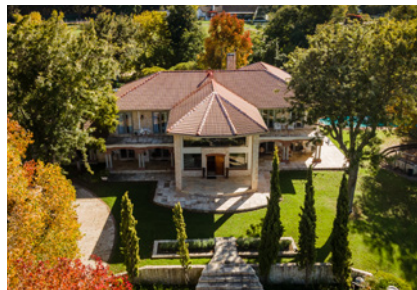
Web Ref No RL21722
 Beds 8
 Baths 6
 Receptions 7
 Garages 5
 Parking 5

Situated high on the mountainside, the panoramic views from this unique Zwaanswyk property are breathtaking. Impeccable design and attention to every detail throughout define this expansive home with its generously proportioned entertaining areas. Seven bedrooms boast French doors opening onto balconies, or the garden and pool. The homely, yet state-of-the-art kitchen, warmed in winter by one of the two closed-combustion fireplaces invites casual family get-togethers. The one-bedroomed cottage has its own private garden and covered veranda. A large separate studio space and five garages add convenience. With its proximity to schools, golfing facilities and local wine farms, ownership of this property is an opportunity not to be missed.

SIGNATURE PROPERTIES



*Hidden Jewel in the Majestic Winelands
of Stellenbosch*



● **STELLENBOSCH FARM**

R23 950 000

Web Ref No RL21777

Beds 6

Baths 6

Receptions 2

Pool

Situated in the heart of the renowned Stellenbosch Winelands, this property offers a unique combination of country living and modern luxury. The interior features include a beautifully designed double staircase and tiled sandstone floors. The open-plan living areas are perfect for entertaining, with a big fireplace and an oversized built-in braai. The kitchen is a chef's dream with a gas hob, granite tops, and a centre island. The property boasts four charming, spacious and air-conditioned, en suite bedrooms. The oversized main suite with spectacular mountain views includes a walk-in closet. The beautifully landscaped garden is home to two separate cottages. Don't miss out on the opportunity to own this exceptional farm in one of South Africa's most sought-after locations.



You're invited to the steep slopes of the Simonsberg Mountain where you'll find one of the most atmospheric destinations in Stellenbosch.



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OUR DAILY VEG

WHAT WE'RE SOWING, GROWING, HARVESTING AND EATING NOW

BY HEDI LAMPERT

RAINBOW SUPERFOODS

Packed with health-giving elements, outrageously colourful vegetables are nutritional winners.

RAINBOW CHARD

Easily the superfood champion, with a lengthy list of health-giving qualities, rainbow chard –the Bright Lights varietal– is packed with vitamin K, essential for blood clotting, optimal cellular function, as well as bone metabolism and density. Sufficient vitamin K helps to protect against cardiovascular disease, while some research suggests vitamin K may play a role in endocrine function and even brain health. Just two cups of rainbow chard provides almost 500% of the daily requirement of vitamin K. Rainbow chard is also rich in polyphenols, which



The antioxidant anthocyanin, which gives purple cauliflower its marvellous hue can, according to researchers, reduce inflammation and help to prevent heart disease.

Starke Ayres Garden Centres stock a significant variety of non-GMO vegetable and herb seeds and seedlings as well as the highly recommended Talborne organic fertilisers and pesticides. Pop in for a free consultation with one of the growing experts at Starke Ayres.



Only 30 days to harvest!

Nutritious and so fabulous as garnish, you can easily grow your own microgreens, even in small spaces, since all you need is a sunny windowsill or balcony.

Fill a plastic container with 3cm of potting soil, water the soil, sprinkle seeds on the surface, and cover with a thin layer of potting soil. Keep the soil moist and enjoy watching your microgreens grow. They're harvestable when they reach around 12cm. Sow new seeds in additional trays every two weeks so you have a continuous supply. Best bets are: carrots, chard, spinach, radishes, bok choy, rocket and peas. Herbs like basil, parsley, coriander and mustard are also great as micros.

Grow your own cress, it's rich in vitamin C, and you could be harvesting in just 20 to 30 days. Raid your recycling stash for a plastic container, line it with wet kitchen towel and sprinkle the seeds on top. Keep the seeds moist by covering the top of the container with cling film, so you're creating a greenhouse effect. Leave in a sunny spot. You can snip off the cress when the shoots are 6 to 8cm. Enjoy in a salad, on sandwiches or in wraps.

have far too many benefits to list. In short they protect against cancer, heart disease, asthma, diabetes, osteoporosis and even neurodegenerative diseases.

The carotenoids in rainbow chard help prevent cancers and age-related eye disorders and play a vital role in the process of cell communication. Rainbow chard is also an excellent source of vitamins A and C, each with their own well-researched and widely accepted health benefits.

Top Tip:

+ *As many of the nutrients in rainbow chard are fat soluble, enjoy yours with a splash of olive oil or some sliced avocado to derive the optimal nutritional benefits.*

RAINBOW CARROTS

All carrots are good sources of fibre, potassium, vitamin C and vitamin K, but red, yellow and purple carrots each boast additional specific health benefits.

Red carrots, like tomatoes, contain lycopene, which may reduce the risk of heart disease, cervical and prostate cancer. The lutein in yellow carrots has been shown to reduce the risk of macular degeneration and cataracts. Purple carrots, like fellow superfood, purple cauliflower, derive their colour from anthocyanins, touted for their anti-inflammatory properties. They may also help protect against heart-related diseases, and support a healthy immune system. ■

Photo credit: Rainbow carrots by Richard Morris; Purple cauliflower by Massimo Virgilio on Unsplash



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Roasted Pumpkin, Brinjal & Chickpea Masala

Warm and spicy, layered with flavour and texture, this is a comforting supper to be enjoyed on a chilly evening.

Serves 4

INGREDIENTS

- + Pumpkin, 700g
- + Brinjal, 1 medium
- + Tomatoes, 2
- + Onion, 1
- + Garlic, 3 cloves
- + Chillies, 2 of your choice
- + Chickpeas, 400g can
- + Green beans, 150g
- + Coconut milk (Lite), 400ml
- + Canola or sunflower oil, 4 tbs
- + Mustard seeds, 1 tsp
- + Garam masala, 1 Tbs
- + Salt and ground black pepper
- + Juice of half a lime
- + Turmeric, 1/2 tsp
- + Peanuts and raisins, 2 Tbs

METHOD

Heat oven to 200°C. Slice the pumpkin into wedges and the brinjal into finger-sized strips and place all in a bowl. Drizzle with 2 Tbs oil and toss. Sprinkle pumpkin and brinjal with 1 Tbs garam masala, 2 tsp salt and a good few grindings of black pepper, then toss well to distribute seasoning. Arrange in a single layer on a baking pan and roast for 30 minutes or until tender and caramelised with a golden-brown crust.

In the meantime, heat 2 Tbs oil in a large pan or wok, add mustard seeds, and once they start popping, add chopped onion and sliced chillies. Cook on medium heat until onion is tender and golden. Add garlic and tomatoes and cook for a further 3 minutes. Add green beans, chickpeas, coconut milk, turmeric and lime juice. Season with 2 level tsp salt and a few grinds of black pepper. Cook on low for another 5 minutes.

Add roasted pumpkin and brinjal to the pan and sprinkle the dish with peanuts and raisins. Serve with warm naan or rice.

RECIPES,
PRODUCTION,
STYLING
AND
PHOTOGRAPHY
BY HEDI LAMPERT



Cider Roast Chicken With Baked Pumpkin And Apples

Cider and apples infused with fresh thyme add beautiful flavour to your staple chicken roast. Give it a try – you won't be sorry.

Serves 4

INGREDIENTS

- + Chicken, 1 generously sized, fresh, free-range bird
- + Apples, 2
- + Onion, 1
- + Salt and white pepper
- + Fresh thyme, 2 Tbs chopped
- + Bay leaves, 3
- + Apple cider, $\frac{2}{3}$ cup
- + Olive oil, 2 Tbs
- + Pumpkin, 800g
- + Dried mixed herbs, about 1 Tbs

METHOD

Heat oven to 180°C. Slice pumpkin into wedges, drizzle with 1 Tbs olive oil, season with salt and dried mixed herbs. Arrange pumpkin on a baking pan in a single layer and roast until tender and golden, about 40 minutes, just keep an eye on the pumpkin as it will be in the oven at the same time as the chicken.

Pat chicken dry and place in an ovenproof dish. Rub bird all over with 1 Tbs olive oil. Season with salt and white pepper, patting the flavouring into the skin. Peel, core and chop apples into bite-sized chunks. Combine apple with roughly chopped onion, fresh thyme and a bay leaf, and place the mixture into the cavity of the chicken allowing the overflow to rest around the bird. Drop two more bay leaves into the dish and cover the chicken with foil. Roast for 1 hour. Remove the dish from the oven, uncover and pour over the cider. Place back in the oven and roast uncovered for 40 minutes, allowing 20 minutes per side to achieve golden crispy skin. Remove from oven, arrange roasted pumpkin wedges around the chicken and drizzle everything generously with the juices from the chicken roasting dish.

Pumpkin Cheesecake Brulée

Who doesn't love cheesecake? And, add the warmth of spicy pumpkin and a crackling brulée top...irresistible!

Serves 8

INGREDIENTS

FILLING

- + Cottage cheese, full cream, smooth, 500g
- + Eggs, 2
- + Sugar, $\frac{3}{4}$ cup
- + Vanilla, 1 tsp
- + Pumpkin, cooked and puréed, $\frac{2}{3}$ cup
- + Salt, $\frac{1}{2}$ tsp
- + Cinnamon, 1 tsp
- + Nutmeg, $\frac{1}{2}$ tsp

BRULÉE TOPPING

- + Sugar, 4 Tbs

METHOD

Heat oven to 170°C. Combine all filling ingredients and whisk until smooth. Spray 8 ramekins or teacups with non-stick spray and fill up to three quarters with the cheesecake mixture. (Make a few more if you have left over, it will depend on the size of your vessels). Bake for 20 minutes, then switch off the oven and leave cheesecakes in for 30 minutes. They should wobble a little in the centre, but they should be set and not runny. Remove from oven and allow the cheesecakes to cool completely. They will be even better if once cooled to room temperature, you refrigerate them for a few hours or even overnight.

Just before serving, cover the top of each cheesecake with $\frac{1}{2}$ Tbs sugar and use a blowtorch or place under a hot grill until sugar starts bubbling and turns golden. The molten sugar will harden soon after the heat source is removed. Serve immediately. ■





A FASHION ODYSSEY

THE EPSTEIN LEGACY



blend of dedicated service and stylish clothing ranges.

In 2007, with 13 years of fashion industry expertise, Tarryn took the reins of the popular Sea Weeds brand, with one boutique in Constantia Village. Her shift from a dynamic corporate retail career echoed a desire for a more flexible, fulfilling work-life balance, particularly after embracing motherhood.

Tarryn attributes her entrepreneurial success to the solid foundation laid during her corporate career, with a strong work ethic, deep understanding of her customer base, and continuous efforts to stand out in a competitive market being the cornerstones of her achievements.

IN THE REALM OF FASHION, FEW TALES ARE AS CAPTIVATING AS THE JOURNEY OF THE EPSTEINS - ONE THAT HAS TRANSCENDED TRENDS, EPITOMISED STYLE, AND SET A NEW STANDARD FOR CUSTOMER-CENTRIC EXCELLENCE.

Fuelled by a passion for both retail and business, she relishes being in a leadership position, using her skills to motivate, develop, and train her staff. The Sea Weeds team, with members who have been with her since the start of her journey, reflects her commitment to fostering a positive and dynamic work environment.

Met Tarryn and Richard Epstein, the dynamic couple and visionary business partners steering the helm of the Sea Weeds, Slimsuit, and Sea Storm brands. Their journey extends beyond transforming a swimwear boutique into a fashion haven; it's a testament to their entrepreneurial expertise, leaving a lasting impact on the South African retail landscape.

SEA WEEDS

Imagine the sun-kissed shores of the Atlantic Seaboard, where in 1979, the vibrant tale of Sea Weeds unfolded. From its modest inception, this boutique swiftly evolved into a symbol of swimwear elegance in the Western Cape. It became a beacon, drawing South African celebrities and trendsetters seeking not just swimwear but a unique

TOP:

Sea Level Swimwear from Australia features ultimate body-enhancing designs.

RIGHT:

The Sea Weeds and Sea Storm boutique on the ground floor of Cavendish Square.





SEA STORM

Having nurtured the Sea Weeds and Slimsuit brands, Richard discerned a gap in the menswear market; an opportunity for a fresh approach to fashion. This realisation marked the birth of Sea Storm, a dedicated space within Sea Weeds catering to discerning gentlemen seeking quality, fit, and style.

Bugatti, an international fashion brand since 1978, blends European elegance with modern urban chic, while A Fish Named Fred brings forth fearless, daring, and brave designs, celebrating the uniqueness of men, and Psycho Bunny brings sophisticated mischief to the consumer, offering a sense of rebellion with style.

Sea Storm is also represented within the four outlets in Constantia Village, Sea Point, Cavendish Square and Franschhoek.

THE FUTURE UNFOLDS

Beyond business, the Epsteins showcase a story of family, dedication, and passion. Tarryn and Richard, alongside their dedicated team of many years, have become the architects of not just fashion success but a legacy of excellence in Southern Africa. ■

Sea Weeds, now with outlets in Constantia Village, Sea Point, Cavendish and Franschhoek, has become a curator of global fashion trends, with the boutique's selection including brands that redefine swimwear and fashion. From Miraclesuit, Piha, Moontide, Joseph Ribkoff, Sea Level Swim to Bond-Eye Swimwear, Marble, Lulalife, and LulaSoul – each brand brings a distinctive touch, from sculpting confidence to embodying the iconic South African summer spirit.

SLIMSUIT DISTRIBUTORS

In Tarryn's inaugural season at Sea Weeds, the closure of South Africa's largest swimwear manufacturer prompted a strategic pivot. Choosing not to rely on external suppliers, she founded Slimsuit Distributors in 2010; a pivotal shift from retail to global distribution. In 2014, her husband Richard, with a background in international property, joined full-time, bringing financial acumen and marketing prowess to the forefront.

The Slimsuit chapter has since unfolded into a global narrative, representing 10 renowned brands from various corners of the world. Strategically targeting a discerning audience aged 35 and above, the collections on offer transcend boundaries. Brands showcased in over 160 stores nationwide signify their ambitious reach, with expansion plans into Africa on the horizon.

LEFT:

Psycho Bunny, founded in NYC, 2005.

BELOW:

Joseph Ribkoff, classic and contemporary designs for women.



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Baths 6
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Study/Studio
Garages 5

This magnificent 2 000m² home is set on 4 000m² of manicured garden with fountain features, bougainvillea, cypress trees, cobbled pathways and lattice-vined walls. The Knott garden and a selection of walking paths create a particularly serene haven. No expense has been spared to ensure luxury and convenience. Highlights include the grand, double-volume entrance hall with a marble staircase, pendant chandeliers, decorative ceiling inlays, ornate carpentry, as well as state-of-the-art technology and security, including 24-hour-manned estate security. Silverhurst Estate features two grass tennis courts, a clubhouse and a tennis pavilion with two cloakrooms, showers and a kitchenette. Close to some of the country's most celebrated wine estates, golf courses, top-tier schools, shopping centres and a selection of world-class restaurants.



Contemporary Meets Classic



● **CONSTANTIA UPPER** **R24 900 000**

Web Ref No RL21389
Beds 6
Baths 6.5
Receptions 4
Study
Garages 4

This north-facing, light-filled home features an open-plan dining and kitchen area warmed by a pellet heater and connected via stacking doors to a covered patio. An additional fireplace graces the formal lounge with stacking doors to a patio and established garden with a decked pool and a heated plunge pool. The kitchen boasts granite and Caesarstone countertops, a separate laundry and a scullery. The TV room enjoys a wood-burning fireplace, while stacking doors lead to a covered patio. A guest room with shower and a separate study complete the lower level.

Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



A Rare Masterpiece for the Connoisseur



● **CONSTANTIA UPPER** **R25 900 000**

Web Ref No RL19517

Beds 5

Baths 5.5

Receptions 3

Study

Garages 3

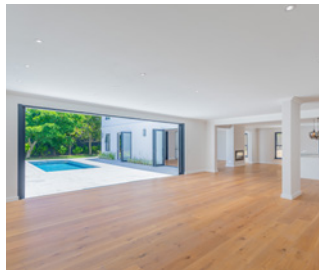
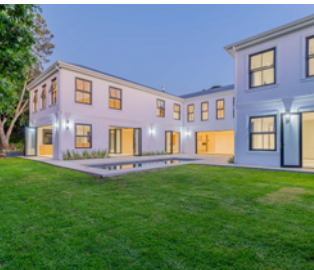
This bespoke home features impeccable quality and fine craftsmanship, and is exceptionally well presented. Epitomising style, it offers space with elegance. It features large bay and picture windows ensuring an abundance of sunlight and offering excellent views of the garden towards the mountains. Located down a private and tranquil cul-de-sac, it boasts easy access to Constantia's amenities, which include high-end shopping centres, a selection of walking and equestrian trails, fine restaurants, coffee shops, cafes, and world-renowned wine farms such as Uitsig, Groot Constantia, Buitenverwachting and Klein Constantia.



Distinctive with Magnificent Views

Designed by architect, Jane Baldwin, and nestled in a quiet tree-lined crescent, this versatile and expansive home, includes an office/fifth guest suite. Enjoy easy flow between the reception rooms, chef's kitchen and large entertainment room with stacked doors onto the patio, garden and pool. Features include: a tennis court, a luxurious two-bedroomed cottage, a state-of-the-art security system with guard house, and staff accommodation. This property is off the grid with a generator, two boreholes, and an on-site water filtration and purification plant.

● **CONSTANTIA UPPER R26 900 000** Web Ref No 4943352 • Beds 4 • Baths 4.5 • Receptions 5 • Studies 2 • Garages 3
Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Luxurious Cape Georgian

Defined by space, thoughtful design and exceptional finishes, this home features light-filled reception rooms with engineered-wood flooring, and seamless flow to the patio, garden, and pool. The living space boasts a temperature-controlled wine cellar and shares an open-plan layout with the kitchen, fitted with a SMEG gas oven, integrated microwave, and coffee machine. A separate scullery, laundry, and mudroom add practicality. The dining room boasts a double-sided fireplace shared with the living/TV room. An entertainment room with a braai and bar area opens to the lush garden and pool.

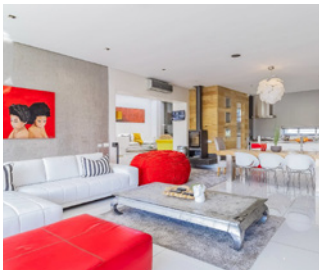
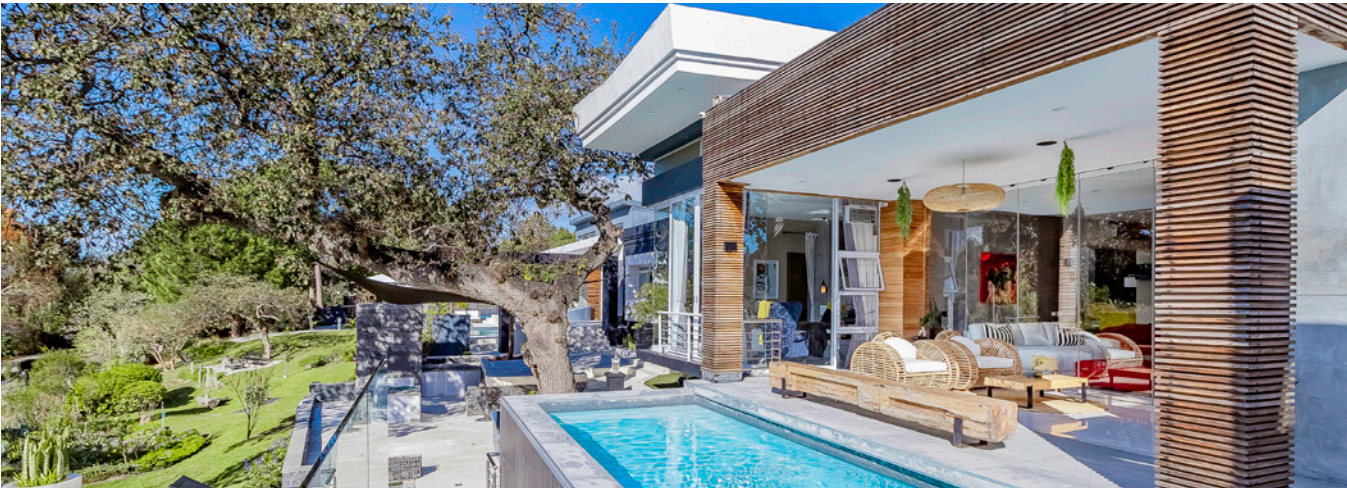
● **CONSTANTIA UPPER R26 500 000** Web Ref No RL21271 • Beds 5 • Baths 5.5 • Receptions 5 • Garages 2
Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Grand Home with Underground Parking

On 4 037m² with a pool and tennis court, embracing spectacular north-facing mountain views, this majestic home is ideal for indoor-outdoor entertaining with its beautifully finished interiors and stunning grounds. Features include: a formal lounge with fireplace, an eat-in kitchen, an expansive office, a media/cinema room, a gym with mirrored wall and sliders to the garden and pool patio, as well as 10 underground parking bays in addition to three garages. A bar area, cloakroom, staff accommodation/teen pad with kitchenette and separate entry offer even more options.

● **CONSTANTIA UPPER R25 900 000** Web Ref No 5583674 • Beds 5 • Baths 6.5 • Receptions 4 • Garages 3 • Parking 10
Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Stylish Contemporary Masterpiece

Craftsmanship and excellent finishes define this light-filled, north-facing, contemporary home, offering total privacy in a secure close. The large glass feature doors and windows embrace unforgettable mountain and garden views. The spectacular reception rooms flow to the expansive pool terrace and garden. Landscaping includes a large wetland area, Balau walking paths, Koi ponds, two putting greens, and pebble stone gardens with waterwise plants. Additional features include: tennis court, rimflow pool, Jacuzzi, second pool, undercover verandas, braai areas, a pizza oven, and outside bar. This magnificent property lends itself to operating as an Airbnb.

● **CONSTANTIA UPPER R30 000 000** Web Ref No 5339478 • Beds 7 • Baths 7.5 • Receptions 7 • Garages 2
Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za

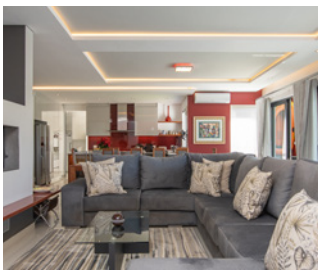


Family Home in Prime Position

This family home is set on 7 663m², with a tennis court, pool and a water-wise garden. Spanning two levels, the living and sleeping areas enjoy glorious views from balconies via sliding doors. An eat-in kitchen is open plan to a TV/family room, leading to the entertainment balcony with a built-in bar and al fresco dining area. Features include: a gym, a downstairs family room, a pool deck, a separate, double-volume flatlet and staff accommodation.

● **CONSTANTIA UPPER R23 500 000** Web Ref No 5215052 • Beds 5 • Baths 4 • Receptions 3 • Garages 4

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



Entertainer's Home in a Tranquil Close

This light-filled home features open-plan living with wonderful views. The kitchen boasts additional seating for effortless entertaining, and integrates with the lounge and dining area which is warmed by a two-way fireplace. An open-plan, informal TV lounge, wine cellar, and bar/poker area offers further entertaining options. Features include: balconies with mountain views, an upstairs study, guest suite and a separate staff suite or teen pad, borehole water, inverter and excellent security.

● **CONSTANTIA UPPER R20 750 000** Web Ref No 5151169 • Beds 5 • Baths 5.5 • Receptions 5 • Garages 4

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za

PEDDLARS

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in the Constantia Valley

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laid-back local pub and
restaurant under the oaks

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08H30 - 23H00
021 794 7747



Luxurious, Understated Estate Living

The Curzon comprises five luxurious Cape Georgian homes, overlooking the Constantiaberg Mountains. Set on 2 001m², this stylish, light-filled home features generous proportions and high ceilings throughout. Frameless glass stacking doors open to a large, covered veranda with a built-in bar, while a level, established garden features a pool and splash pool. The main en suite has its own private lounge and dressing area, air conditioning, and a balcony with views.

● **CONSTANTIA UPPER R19 995 000** Web Ref No RL20557 • Beds 5 • Baths 6 • Receptions 5 • Garages 3

Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za



'Wycombe Place' Desirable Estate

This is one of six luxury, sectional-title homes in a gated estate. Set on low-maintenance grounds of 764m², the north-facing home boasts spacious interiors and high-volume ceilings. Bedrooms are en suite. Other features include: a study, formal lounge, interleading dining and entertainment/TV area, built-in Pizzetta pellet fireplace and gas braai, plus a bar. Borehole, solar-heated geysers, greywater and a rainwater harvesting tank add sustainability. Enjoy a carefree, lock-up-and-go lifestyle.

● **CONSTANTIA UPPER R16 750 000** Web Ref No 5162956 • Beds 4 • Baths 4.5 • Receptions 5 • Garages 2

Grant Trompeter – 082 731 3658 – grant@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za



Security Estate, Luxury Living

This light-filled, gracious home features open-plan living areas with wood-burning fireplaces in the formal lounge and TV lounge. A cosy sunroom with stacking doors boasts gorgeous views. The residence is set in a coveted development spanning 2.5 hectares of private open space and comprising 19 prestigious homes, with 24/7 security. Enjoy the enchanting walking trails and wander along the banks of the Pagasvlei stream, which flows through the estate.

● **CONSTANTIA UPPER R16 500 000** Web Ref No RL20608 • Beds 3 • Baths 3 • Receptions 3 • Study • Garages 2

Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



Idyllic Home on Sprawling Grounds

A piece of paradise set across 14 126m² in the idyllic Constantia Valley, offering over 1 000m² of world-class living space amidst unsurpassed natural beauty. Horses graze in the lush green valley framed by majestic mountains. This contemporary masterpiece offers an exceptional lifestyle with additional guest cottage, expansive wellness wing with steam room, sauna and gym, top-end finishes and appliances, bespoke wine cellar, expansive entertainment patios, aromatic lavender garden, regeneration eco pool, own private natural dam, off-grid solar power, organic vegetable garden and sophisticated security. Close to reputable schools and the Constantia greenbelt.

● **CONSTANTIA R35 000 000** Web Ref No RL21419 • Beds 5 • Baths 6 • Receptions 4 • Garages 4 • Parking 6
Alison Ball – 082 706 8690 – alison@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



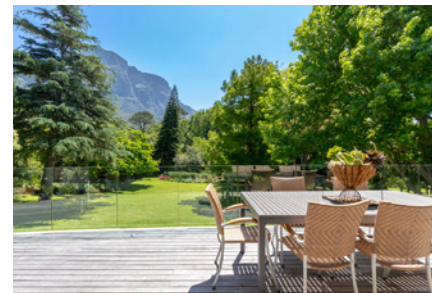
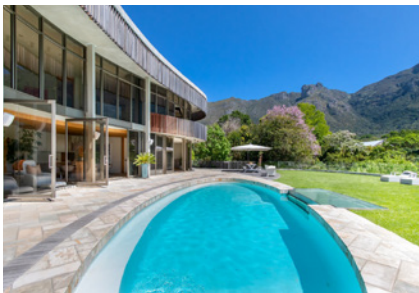
Build Your Dream Home

Transform your dream vision into reality with this unique property, located in one of the most sought-after avenues in the area, spanning an impressive 3 884m². Subdivision of the main erf has been approved – build one or two homes, catering to your specific needs. Services will be installed by the seller. Seize this opportunity to embark on a journey to create your ideal living space in this prestigious neighbourhood.

● **CONSTANTIA UPPER R10 950 000** Web Ref No RL21400 • ERF Size: 3 884m²
Lesley Payne – 082 455 4808 – lesley@greeff.co.za | Pepita Mace – 082 338 9276 – pepita@greeff.co.za | Grant Trompeter – 082 731 3658 – grant@greeff.co.za



An Architectural Showpiece



● BISHOPSCOURT R38 000 000

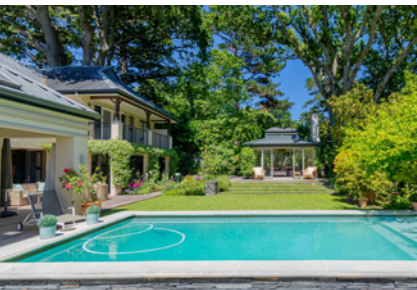
Web Ref No 3839000
Beds 6
Baths 6
Receptions 4
Garages 4
Staff Accommodation

A unique design with spectacular views captured by expansive windows and glass folding doors opening to a magnificent setting, reminiscent of a private corner in Kirstenbosch. An imposing entrance leads to the various entertainment areas with flowing living rooms, all capitalising on the outlook towards the mountain. The four bedrooms are all en suite with balconies, while the main bathroom boasts a walk-in wet room, Jacuzzi bath, shower under the stars, and a private gym. A fully self-contained second dwelling/apartment offers two en suite bedrooms, while the gorgeous kitchen opens to the sitting room and garden. Many extras include, a beautiful pool/entertainment area, integrated sound system, integrated vacuum system, electrically operated skylights, Balau wood cladding, and a borehole with filtration system.

Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Immaculate Home in Riversong Security Estate



● NEWLANDS

R18 900 000

Web Ref No RL21181

Beds 4

Baths 4.5

Receptions 3

Garages 2

Parking 2

This well-designed home offers four bedrooms, all en suite, with dual bathrooms for the main bedroom. Two living areas with stacking doors lead to the garden. A charming conservatory is ideal for summer and equally cosy in winter, with its fireplace. The property also boasts a heated pool, inverter, centralised vacuum system, underfloor heating, multiple fireplaces and a large double garage. From this property, you can enjoy one of the best mountain views in Cape Town.

Donna Norgarb – 071 602 7518 – donna@greeff.co.za



The White House

Effortlessly combining a warm, inviting atmosphere with an elegant, stately presence, this home leaves a lasting impression with every visit. Located in an exclusive village cul-de-sac, the property spans over three generous storeys and boasts breathtaking views. Enjoy your own tranquil river, and a private gate offering convenient access to upscale local cafés and boutiques. All in all, this exceptional home would be difficult to surpass and is absolutely essential to view.

● **NEWLANDS R19 500 000** Beds 3 • Baths 3.5 • Receptions 2 • Garages 2

Donna Norgarb – 071 602 7518 – donna@greeff.co.za



Grandeur and Serenity

This property includes two separate erven, giving you an opportunity to enjoy the space as is, or to develop the separate 701m² vacant plot, allowing for endless possibilities and expansion. The seamless indoor-outdoor flow beckons you to explore the elevated entertainment deck, offering a scenic outlook that's perfect for hosting gatherings with family and friends. The kitchen is a chef's dream, offering an open-plan layout with integrated appliances. The modern finishes throughout this spacious family home are a testament to its quality and sophistication.

● **NEWLANDS R12 900 000** Beds 4 • Baths 3.5 • Receptions 3 • Garages 6

Donna Norgarb – 071 602 7518 – donna@greeff.co.za



● **NEWLANDS R11 902 500 Incl. VAT**

Perfect Modern Pied-à-Terre

Located in the heart of Newlands Village, this secure, three-storey property offers a perfect, modern, village pied-à-terre, with what are certainly some of the best views in town. Throughout the property, you'll find a design aesthetic emphasising clean lines and comfort, ensuring a modern and inviting living space. Price includes VAT with no Transfer Duty applicable.

Web Ref No RL20707 • Beds 2 • Baths 3 • Receptions 3 • Garages 2
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 300 000**

Large Erf with Mountain Views

This welcoming, sunny, four-bedroom home, with a separate flatlet possessing its own entrance, is set on the sought-after, tree-lined Avenue Road, a stone's throw from leading schools and UCT. The residence boasts wooden floors and an enclosed fireplace. The sun-filled, north-facing garden with Balau decking offers a super mountain view. There is plenty of parking.

Web Ref No RL21787 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2 • Parking 3
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



● **NEWLANDS R7 100 000**

Sophistication in the Village

Nestled on a leafy, quiet corner in Newlands Village, this property features many superbly appointed living spaces, including an impressive entrance foyer, tasteful kitchen, stylish dining room and lounge. Multiple sets of French doors onto a courtyard create a lovely flow of space between the indoor and outdoor living areas. Old-World charm defines the cultivated courtyard with its hotel-like splendour.

Web Ref No 3470441 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



PLOT

● **NEWLANDS R5 750 000**

South Entry, North-Facing Plot

Don't miss this opportunity to build your dream home on this sunny and convenient plot. Three walls are already built and building plans are in place for a five-bedroom home. The property includes a borehole.

Web Ref No RL21393 • ERF Size: 751m²
Donna Norgarb - 071 602 7518 - donna@greeff.co.za



Magnificent English Manor House

This impeccable, stately home was designed by Sir Herbert Baker in 1893. Enter through large double doors into a world of grandeur, with high ceilings and a classic wooden staircase, original wooden floors, theatre-style chandeliers, and wood-burning fireplaces. A conservatory extends from the formal dining room, offering a tranquil indoor-outdoor space with a view of the manicured garden. An expansive entertainment veranda overlooks the pool and garden, with panoramic mountain views. The property includes a separate cottage, a wine cellar, storeroom, a strong room and a staff cloakroom.

● **KENILWORTH UPPER R24 900 000** Web Ref No RL21207 • Beds 5 • Baths 5.5 • Receptions 2 • Garages 4 • Carport 4
Andre Beyers – 082 566 6492 – andre@greeff.co.za | Robbie Fleck – 082 443 3463 – robbie@greeff.co.za



Luxury Meets Modern Minimalist Style

Set at the end of a quiet cul-de-sac, this north-facing home enjoys spectacular and uninterrupted mountain views. Ample natural light complements the spacious interiors with their minimalist, modern design. The ground floor boasts a beautifully fitted kitchen with a super-sized central island. The guest wing features an en suite bathroom and has private access from the driveway. A beautiful staircase leads to the first floor and five large bedrooms, three of which are en suite. The property includes a double garage with direct access to the scullery. The driveway accommodates three cars.

● **CLAREMONT UPPER R20 250 000** Beds 6 • Baths 5.5 • Receptions 3 • Garages 2 • Parking 8
Andre Beyers – 082 566 6492 – andre@greeff.co.za



Contemporary in Exclusive Complex

This north-facing unit embodies modern elegance keeping low-maintenance living in mind. Part of a charming complex of four nestled in Claremont Upper, this family home is strategically located near Western Province and Herschel schools. The open-plan lounge, dining room, and kitchen boast warm wooden floors, air conditioning, and a fireplace. This inviting space extends out to a terrace garden with a comfortable seating area and a refreshing saltwater pool. Features include: en suites and air conditioning for all bedrooms and excellent security.

● **CLAREMONT UPPER R8 700 000** Web Ref No RL21287 • Beds 3 • Baths 3.5 • Receptions 2 • Garages 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Secure, Tranquil Living

One of three homes nestled in a tranquil avenue within a secure estate, this architecturally designed home is where modern elegance meets practical living. The eco-conscious design incorporates an inverter for uninterrupted living, double-glazed windows, and two 150kW geysers with an automatic heat pump. A low-maintenance courtyard garden is laid with artificial grass. Conveniently located near amenities, schools, universities, and sports facilities. Enjoy a luxurious lifestyle in a picturesque setting.

● **CLAREMONT UPPER R7 500 000** Web Ref No RL20847 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Townhouse in Gated Community

Fantastic opportunity to own one of eight beautiful, north-facing townhouses in a well-run security cluster in the heart of Claremont Upper. This immaculate, well-maintained home, with three bedrooms, two of which are en suite, is within walking distance of Western Province Preparatory School, Herschel Girls School, Grove Primary, the Padel courts, and Cavendish Square. Don't miss out on being part of this fantastic neighbourhood.

● **CLAREMONT UPPER R7 495 000** Web Ref No RL21802 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Timeless in a Quiet Crescent

Built in 1936, this distinguished, free-standing, plastered family home is nestled in a tranquil crescent with a coveted north/northwest aspect. Though it retains its classic charm with good proportions, this residence beckons for a touch of modernity, offering an exciting opportunity for the discerning homeowner. A seamless blend of classic elegance and comfort, offering a canvas for your personal touches.

● **KENILWORTH UPPER R6 950 000** Web Ref No RL21385 • Beds 4 • Baths 2.5 • Receptions 3 • Parking 3

Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Lock-Up-and-Go Pad

Discover an immaculate and low-maintenance residence in a sought-after pocket of Claremont Upper, within walking distance of the popular Padel courts. With three bedrooms, two bathrooms – main en suite – and a captivating, north-facing garden boasting mountain views, this home is in excellent move-in condition.

● **CLAREMONT UPPER R5 450 000** Web Ref No RL21470 • Beds 3 • Baths 2 • Receptions 2 • Parking 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



Versatile Home with Potential

Nestled in a quiet cul-de-sac, this freestanding, north-facing home is a renovator's dream and presents an inviting haven with a low-maintenance, brick-paved garden and ample parking. An income-producing cottage on the property comprises a kitchenette, two bedrooms, and a bathroom with a shower. Security is paramount, with electric fencing, burglar bars, and internal/external cameras ensuring peace of mind.

● **CLAREMONT UPPER R5 195 000** Web Ref No RL21315 • Beds 6 • Baths 5 • Receptions 3 • Parking 5

Charles Silbert – 082 555 4286 – charles@greeff.co.za | Dani Matheson – 083 556 9391 – dani@greeff.co.za



● KENILWORTH UPPER R3 950 000 Townhouse in Secure Complex

This residence, nestled within a charming complex of four, boasts quality craftsmanship. The spacious, open-plan lounge and dining room lead seamlessly to a meticulously maintained north-facing garden. An enclosed kitchen, outside/undercover laundry area and guest cloakroom complete the lower level.

Web Ref No RL21386 • Beds 4 • Baths 3 • Receptions 2 • Parking 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Dani Matheson – 083 556 9391 – dani@greeff.co.za



● CLAREMONT UPPER R3 450 000 Contemporary Meets Classic

This lovely Victorian cottage has been given a thoughtful, modern makeover, yet has retained its original charm and character in its polished wooden flooring, ornate porch detailing and sash windows. American shutters, an alarm system and secure parking for two vehicles.

Web Ref No RL19570 • Beds 2 • Baths 2 • Reception 1 • Parking 2

Charles Silbert – 082 555 4286 – charles@greeff.co.za
Dani Matheson – 083 556 9391 – dani@greeff.co.za



● CLAREMONT/LYNFRAE R5 950 000 Entertainer's Dream

A braai room with stacking doors onto the heated pool in the shaded garden, four open-plan reception rooms, a fitted kitchen with separate scullery, breakfast area, separate laundry, and a study. This property abounds with features including a secure garden and enclosed parking.

Beds 3 • Baths 3 • Receptions 4 • Garage 1 • Carports 2

Val James – 083 711 3452 – val.james@greeff.co.za



● CLAREMONT/LYNFRAE R5 950 000 Double-Storey Family Home

This newly renovated spacious home with walled garden, JoJo tank and solar geyser, features a screed-floored, open-plan living area leading to an entertainment space. The fitted kitchen boasts a separate scullery/laundry. The main en suite has a private balcony.

Web Ref No RL21275 • Beds 5 • Baths 4 • Receptions 2 • Carports 2

Val James – 083 711 3452 – val.james@greeff.co.za



● RONDEBOSCH R18 500 000

Prestigious Home Surrounded by Nature

The original classic character has been preserved, but this home has been modernised for a family who entertains. Located on approximately 2 000m² in the heart of the Rondebosch Golden Mile, with stunning west-facing views of Table Mountain and Devil's Peak.

Web Ref No 5568104 • Beds 5 • Baths 4.5 • Receptions 3 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● RONDEBOSCH R7 200 000

Subdivision and a Renovation

This expansive property offers the prospect of a major renovation, inclusive of the plot. This marvellous opportunity lies in the ability to sell the approximately 250m² subdivision, allowing for development at a later stage. While the house requires a total revamp, retaining the original features of its infancy will result in a wonderful and substantial showpiece home.

Web Ref No RL21771 • Beds 4 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 4
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● RONDEBOSCH R7 200 000

A Tasteful, Well-Maintained Family Home

This exceptional family home is a genuine sanctuary that unfolds across an expansive 1 078m² of land. Within its grounds, a pool and a generously proportioned, enclosed patio create an idyllic setting for families who love entertaining. Staff accommodation and an exceptional home office serve as the crowning touches to this brilliant offering.

Web Ref No RL21822 • Beds 5 • Baths 4.5 • Receptions 2 • Garages 2 • Parking 2
Val Petzold – 083 625 0433 – val@greeff.co.za
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za



● ROSEBANK R6 600 000

Tucked Away in the Narrowest of Streets

It was "The Bishop's House", and in recent years, an exotic Balkan Beauty and her family have greatly enjoyed the fruits of her labour. It's time to share this rustic Victorian farmhouse (circa 1897) with its next owner.

Web Ref No RL21925 • Beds 4 • Baths 2 • Receptions 2 • Garage 1 • Parking 4
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● ROSEBANK R5 999 999

Two Dwellings, Twice the Creativity

Step inside into a world of aesthetics, albeit showing some 'wear and tear', there's so much to experience here. Architectural 'British-Arts-and-Crafts' blends with modern spaces, and as for the separate, double-volume cathedral-ceilinged cottage, gosh! Now that's a modern build with vintage aplomb! The bedrooms need upgrading, and extra bathrooms would be required.

Web Ref No RL21473 • Beds 3 • Baths 2 • Receptions 2 • Parking 2 • Cottage
Mark Shagam – 083 272 4004 – mark@greeff.co.za



● MOWBRAY R4 250 000

Modern, Stylish Industrial Touches

It's airy and light, open-plan living. The architect has thought of comfort, ease and lifestyle, and has upgraded this sturdy home for themselves as a timeless haven. From front entry there is superb flow, leading the eye to an undercover back patio, pool and garden.

Beds 3 • Baths 2 • Receptions 2 • Carports 2
Mark Shagam – 083 272 4004 – mark@greeff.co.za



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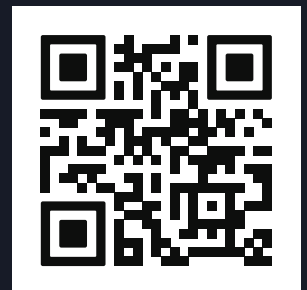
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Elegant Zwaanswyk Farmstead



● ZWAANSWYK

R28 000 000

Web Ref No RL21404

Beds 7

Baths 7

Receptions 4

Garages 7

Parking 5

This equestrian estate, nestled in the Constantia Valley, enjoys magnificent views of Table Mountain, Tygerberg Mountain and False Bay. It is one of the traditional Zwaanswyk estates, with living areas opening out onto either a picturesque courtyard, complete with jasmine-covered pergolas and a pool, or the lush garden. A generous farm-style kitchen flows into one of the spacious living areas, warmed by a closed-combustion double-sided fireplace. Two additional stylish sitting rooms boast high ceilings and large windows. All seven bedrooms are en suite. Features include: a spacious upstairs playroom/TV room and a study, a separate, two-bedroomed cottage, a quaint pool house, a large veranda, a second pool, four stables, feed and tack rooms, a lunging arena, a jumping arena and paddocks.



An Idyllic Family Home

Nestled in a secure estate, this gracious home is set in a lush, established garden with a decked pool. Features include: a wide, covered veranda with built-in braai, a well-equipped kitchen with a separate scullery, a double-sided, closed combustion fireplace between the dining room and sitting rooms, a spacious main suite with a private veranda boasting mountain views, a study, borehole, inverter and solar panels, as well as an apartment with its own entrance.

- **SILVERTREE ESTATE R12 995 000** Web Ref No RL21059 • Beds 5 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Escape from Suburbia

Positioned high on the mountain side up Zwaanswyk Road, with uninterrupted views of Elephant's Eye Cave and the Silvermine mountain range, this two-bedroomed property is ideal for anyone wanting to escape from the bustle of city life. With no houses between you and the mountain, nature is on your doorstep.

- **ZWAANSWYK R8 950 000** Web Ref No RL21307 • Beds 2 • Baths 2 • Reception 1 • Garages 2
Tarry Unite-Penny – 083 285 3762 – tarry@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



Spacious with Two Separate Flatlets

If you're seeking comfortable, spacious living, this charming family home is peacefully nestled in a quiet location and offers two separate flatlets for multi-generational living or income generation through short-term letting. Completing this offering is a double automated garage, off-street parking, and robust security features. Perfectly situated in proximity to Reddam School, Steenberg Shopping Village, and the M3, this property presents a versatile and convenient choice.

- **TOKAI R5 725 000** Web Ref No RL21478 • Beds 4 • Baths 2 • Receptions 2 • Garages 2 • Parking 2
Karen Little – 083 261 8849 – karen@greeff.co.za



*“Horses at Home” with Dual Living
and Sea Views*



● **NOORDHOEK**
R15 900 000

Web Ref No RL21232
Beds 5
Baths 5
Receptions 2
Parking 5

Set on a lush acre, in a quiet cul-de-sac and surrounded by majestic established trees, this is a rare find equestrian property, offering you magnificent sea and mountain views, plus a private arena with a lavender-scented border and white paddock fence. This newly-renovated home is designed and decorated with a touch of colour and class. The main house comprises two upstairs en suite bedrooms and a downstairs, third, en suite bedroom or study. The main bedroom with its high-volume ceilings, stacker windows and French-bagged feature wall is an absolute dream. There is a self-contained outside flatlet currently being rented out on Airbnb. This flatlet has access to the main house and can easily be incorporated back into the main house as a fourth bedroom – ideal for older children and teens living at home.

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



One of Noordhoek's Gems

This extraordinary home with astonishing sea views over the wetlands, has dual-living potential and fabulous work-from-home facilities. This stunning residence boasts over 719m² under roof, while the stand is 2 700m². The main bedroom has large sliding windows overlooking the valley with Noordhoek beach in the background. One of the bedrooms has its own outside access and can easily be converted into a separate dual-living flatlet with a full bathroom and separate lounge. The expansive living rooms all lead out to the deep, covered veranda offering wind and sun protection. Take a stroll through the indigenous landscaped garden with its private walkways.

● **NOORDHOEK R13 500 000** Web Ref No RL20896 • Beds 5 • Baths 4 • Receptions 2 • Garages 5

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Brand New Build with Views

Refined and contemporary with slick finishes and clean lines, double-glazed, tinted windows and polished cement flooring, this 448m² triple-storey offers an extra length, oversized double garage with plenty of space for cars and storage on the ground level. The first floor houses a large open-plan living area with two lounges, dining room and state-of-the-art kitchen flowing seamlessly to the outside entertainment area with braai, decked swimming pool, and wraparound verandas offering unmatched sea views. The off-grid solar system and a manageable, water-wise, indigenous garden make huge eco sense and offer convenience.

● **NOORDHOEK R13 500 000** Web Ref No RL20986 • Beds 3 • Baths 3 • Receptions 3 • Garages 2

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Tranquil Noordhaven Family Home

Set in one of Noordhoek's most desirable nooks, Kakapo Close in Noordhaven, this remarkable family home oozes class and sophistication. Built and owned by a master carpenter, the home boasts suspended, solid Brazilian cherry floors, high-quality, oversized sash windows, double-volume ceilings and exposed beams. Incredible north-facing mountain views along with superb sea vistas from its ideal location in a tranquil cul-de-sac are just some of this property's key features.

● **NOORDHOEK R11 700 000** Web Ref No RL20983 • Beds 4 • Baths 3.5 • Receptions 2 • Garages 2

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Noordhoek Country Charm

Down a quiet cul-de-sac, close to the beach, this north-facing, wind-protected home overlooks a landscaped, indigenous garden with an eco swimming pool. The upstairs main en suite, with balcony boasts incredible mountain views. Downstairs has its own entrance and features two bedrooms, a family bathroom, plus a pyjama lounge. Two additional upstairs Airbnb flatlets each have an en suite bedroom with a small, private kitchenette, and separate entrance.

● **NOORDHOEK R10 950 000** Beds 5 • Baths 4 • Receptions 3 • Garages 2

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Brand New Build Lock-Up-and-Go

This brand-new, single-level home will be completed in April 2024. Move into a modern, polished, contemporary home with textures of exposed brick, wood, steel and concrete screed. A small, manageable indigenous garden makes this property ideal as a lock-up-and-go or for anyone looking to downscale. Pay only R117 000 Transfer Duty.

● **NOORDHOEK R5 750 000** Web Ref No RL20985 • Beds 3 • Baths 3 • Reception 1 • Garages 2

Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Top Quality Triple Living

Snuggled up a small panhandle, this new home is beautifully presented and finished to the highest standards – you can move in immediately. Four family bedrooms with superb modern bathrooms, all en suite, are on the top level, and each leads to a covered balcony with lovely sea and mountain views. The spacious lounge, light-filled dining room and sensational kitchen all flow together seamlessly and spill out to a decked pool.

● **NOORDHOEK R10 900 000** Web Ref No 5238112 • Beds 7 • Baths 7.5 • Receptions 6 • Garages 4
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Eclectic Treasure

Built and designed by an artist and graphic designer, this ideal family home with work-from-home spaces is smart, yet simple with an eclectic feel, and offers lovely mountain and sea views from the upstairs rooms. A very pretty garden provides ample space for kicking a ball and dogs to roam. The main living area and bedroom wing are on one level.

● **NOORDHOEK R7 600 000** Web Ref No RL20984 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Solid San Michel Family Home

This is a wonderful family home with a fabulous layout. The spacious lounge opens out to a wind-protected, covered braai area, looking out onto a large back garden and swimming pool. Ideal for entertaining, and very comfortable, this home is in a secure, quiet part of Noordhoek, and is conveniently positioned.

● **NOORDHOEK R5 750 000** Web Ref No RL21409 • Beds 4 • Baths 3 • Receptions 2 • Garages 3
Paul Le Roux – 082 550 4533 – paulr@greeff.co.za



Neptune's Rest

Breathtaking and soaring views of False Bay, and vistas stretching to the Helderberg mountains and Hangklip, as well as Chapman's Peak and the Atlantic Ocean in the distance. Location is everything here – feel on top of the world with the shimmering blues of the ocean beckoning from every room and space of this exquisite property. Feast your senses on the expanse of sky and pristine mountain.

● **FISH HOEK R17 995 000** Web Ref No 5462557 • Beds 8 • Baths 8 • Receptions 6 • Garages 5

Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



Dreamy Mountainside Home

Set on the slopes of Fish Hoek mountain, this home is contemporary, yet simultaneously charming and characterful. Suffice to say, it's a feel-good home situated in a covetable location, which offers expansive ocean and mountain vistas. Warm and inviting, ideal for a family and boasting modern conveniences, as well as income-producing potential, this is an excellent option

● **FISH HOEK R4 595 000** Beds 5 • Baths 4.5 • Receptions 3 • Garages 2

Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



Scenic Victorian Home

Defined by classic architecture, this home beckons with comfort and endless potential. It boasts a bright sunroom, inviting office, and an open-plan lounge with a fireplace leading to the heart of the home – the kitchen. Spacious bedrooms, a cellar, and a north-facing garden complete this charming property. Future possibilities include a double garage and a studio apartment conversion.

● **SIMON'S TOWN R4 995 000** Web Ref No RL20732 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 1

Dan Pienaar – 084 970 3999 – dan@greeff.co.za | Emily Walker – 084 645 4303 – emily@greeff.co.za



PLOT



Ocean Calling

With the sheer magnificence of False Bay stretching out before you offering endless vistas of ocean beauty, you cannot but be enthralled and inspired to bring your imagination and create a unique home, worthy of this beautiful setting. Have the privilege of watching the ever-changing moods of the ocean from the comfort of your own nest.

● **FISH HOEK R1 995 000** Web Ref No RL21121 • ERF Size: 516m²

Liz Richard – 084 900 0338 – liz@greeff.co.za | Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za



● **CAPRI R2 500 000**

Brand New Builds – Sea Views

Three brand new homes with magnificent views that will entice and delight. With the plans already approved, these dwellings should be ready by the end of March 2024. Properties with a view in Capri are in short supply and extremely rare.

Web Ref No RL21479 • Beds 3 • Baths 2 • Receptions 2 • Parking 2
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za

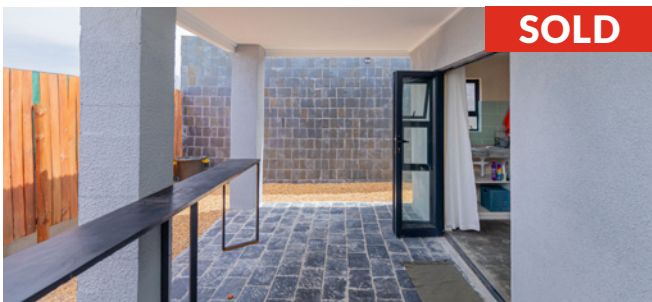


● **FAERIE KNOWE R1 970 000**

A New Gem

This recently constructed house offers a haven for prospective buyers in search of a new home free from wear and tear. The property features a small garden area that requires minimal upkeep, fulfilling the criteria for a convenient lock-up-and-go home.

Web Ref No RL21329 • Beds 3 • Baths 2 • Reception 1 • Parking 1
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



SOLD

● **FAERIE KNOWE R1 900 000**

New with Customisable Finishes

Ideal for a young family seeking a start-up home located close to schools, shopping malls and medical facilities, this newly built property is a rare find in an established residential area. Designed for prospective buyers to customise according to their preferences.

Beds 3 • Baths 2 • Reception 1 • Parking 1
Ernest Stanbury – 082 467 1529 – ernest@greeff.co.za



PLOT

● **FISH HOEK R1 150 000**

Rare in Sought-After Peak Road

Perfectly located in Peak Road, this pristine plot offers expansive, elevated views over the valley, and options aplenty. Views stretch to Kalk Bay and promise the magic of golden sunrises over the Helderberg mountains in the distance. Let the blue waters of False Bay feed and calm your soul – come and create the home you’ve always dreamed of.

Web Ref No RL21790 • ERF Size: 550m²
Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● **KALK BAY R9 295 000**

Heritage Jewel in Dream Ocean Position

"Live in the sunshine, swim in the sea and drink the wild air" – the words of Ralph Waldo Emerson evocatively describe living in this gracious home with the azure ocean before you. From a bygone era, when homes embraced lofty ceilings and grand proportions, this property, steeped in history, has been built utilising stone hewn from the nearby Trappieskop mountain.

Beds 3 • Baths 2 • Reception 1 • Parking 1

Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● **KALK BAY R8 900 000**

Golden Opportunity

A rare opportunity to purchase this larger than average stand, situated far from the madding crowd – a place where time slows down and you can live at one with nature. Allow your senses to be reawakened as you smell and listen to the call of the ocean. This is your personal sanctuary.

Web Ref No RL21259 • Bed 1 • Bath 1 • Reception 1 • Garage 1 • Parking 6

Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● **KALK BAY R8 700 000**

Olde Soul Beach House Retreat

"She's an old soul with young eyes, a vintage heart and a beautiful mind." The bustling hamlet of Kalk Bay is the perfect setting for this inspiring, enchanting home. It is indeed the quintessential beach house – light and bright, breezy, and relaxed being the order of the day here. Surround yourself with beautiful ocean vistas.

Web Ref No RL20344 • Beds 4 • Baths 3 • Reception 2 • Parking 2

Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



● **KALK BAY R2 995 000**

Quintessential Bolt Hole with Sea Views

The eclectic and charming village of Kalk Bay is the vibrant setting for this quaint, secure apartment. Savour the sight and sounds of living near the harbour, with its colourful history. Enjoy a leisurely stroll from the comfort of your pied-à-terre to meet the fishing vessels returning to harbour.

Web Ref No RL21517 • Beds 2 • Baths 2 • Reception 1 • Parking 1

Giselle Donaldson-Cross – 082 451 0890 – giselle@greeff.co.za
Liz Richard – 084 900 0338 – liz@greeff.co.za



Your Dream Coastal Retreat

This magnificent home offering a perfect blend of luxury, comfort, and breathtaking ocean views is nestled in a prime location close to the beach. Newly renovated, the home boasts high-quality finishes and a host of incredible features that will make every day feel like a vacation. Features include six well-appointed bedrooms, each offering a private sanctuary with views which inspire a sense of tranquillity.

● **KOMMETJIE POA** Web Ref No 2601255 • Beds 6 • Baths 5 • Receptions 2 • Garage 1 • Parking 1

Frankie Fleck – 082 447 7960 – frankie@greeff.co.za | Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



Beautifully Positioned with Endless Views

This lovely property with a pool is just a short stroll from the Kommetjie beach and invokes the feeling of being on vacation with the soothing sound of the ocean in the background. The home offers interiors that are ideal for both everyday living and entertaining, with stunning, light, open-plan living areas and immaculately crafted amenities including a study and library. A memorable one-of-a-kind dwelling.

● **KOMMETJIE POA** Web Ref No RL19574 • Beds 3 • Baths 3 • Receptions 2 • Garages 6 • Parking 6

Willi Schalk – 072 2111 753 – willi@greeff.co.za | Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za



● **KLEIN SLANGKOP ESTATE R7 500 000**

Located in a Prestigious Lifestyle Estate

Just three houses from the ocean, this gorgeous home features a cast-iron fireplace in the modern kitchen, flowing into a lounge with a built-in fireplace. The main en suite with fireplace and sun lounge opens to a lush, wraparound garden. Enjoy a covered porch and direct access to a hidden vegetable garden and a hot and cold outdoor shower.

Web Ref No RL20883 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 2
Frankie Fleck – 082 447 7960 – frankie@greeff.co.za
Tallulah Connors – 078 230 9189 – tconnors@greeff.co.za



● **KOMMETJIE R4 475 000**

An Enchanting Haven

Discover tranquillity at Yellowwood Cottage, a cosy retreat featuring a modern kitchen, spacious TV lounge, and a dining room opening onto a wooden deck and garden. Powered by a 6kW solar panel system, it offers sustainable living. Enjoy leisure with a unique swimming pool and a private braai area. This cottage is not just a home, it's a serene escape.

Web Ref No RL21366 • Beds 2 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Carlien van Wyk – 081 392 7180 – carlien@greeff.co.za
Willi Schalk – 072 2111 753 – willi@greeff.co.za



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VILLAGE LANE

● **Teubes Road, Kommetjie**
From: R3 245 000 - R3 395 000 (Including VAT, No Transfer Duty)

Apartments - 2 Beds | 3 Beds

- 2 Beds | 2 Baths | 2 Parkings
- 3 Beds | 2 Baths | 2 Parkings

Get in touch with our agents:
Willi Schalk
Bronze Circle Club Member
072 211 1753 | willi@greeff.co.za
Carlien van Wyk
081 392 7180 | carlien@greeff.co.za

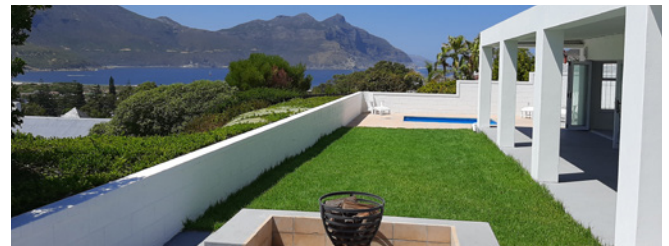


Idyllic Mountainside Dual Living

Enjoy a 'country-living' lifestyle close to the city. Situated on 7 651m², the property offers two separate dwellings each with their own access, as well as a separate flat and storeroom. Both north-facing houses are on one level. A large pool and thatched gazebo, with built-in barbeque, create a fabulous area for entertaining. This could be your very own oasis with ample rain-storage facilities, solar installation and an established orchard and vegetable garden.

● **HOUT BAY R11 995 000** Web Ref No RL21753 • Beds 6 • Baths 4 • Receptions 3 • Garages 4

Meryl Butt – 084 922 1016 – meryl@greeff.co.za



Beach-House Aesthetic with Views

This charming family home boasts five generously proportioned bedrooms, all en suite. The reception rooms flow to a deep, covered veranda where you can enjoy panoramic views showcasing the valley, the surrounding mountains, the harbour, and the entire bay and beach. A double garage, laundry and splash pool complete this remarkable property offering.

● **HOUT BAY R6 995 000** Web Ref No RL21544 • Beds 5 • Baths 5 • Receptions 3 • Garages 2

Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



Private, Quiet, North-Facing Duplex

Enjoy light, bright, convenient living in secure surroundings. Comfortable bedrooms and a bathroom are upstairs, with living rooms and the kitchen below, flowing to the outdoor patio. The home has direct access to its lock-up garage and reserved parking bay. Princess Beach is a popular complex with 24-hour-manned access control, a communal pool, laundry and braai facilities. The price includes the furniture and fittings, and the home is fully equipped.

● **HOUT BAY R2 595 000** Web Ref No RL21170 • Beds 2 • Bath 1 • Reception 1 • Garage 1

Glenda Woods – 082 853 4070 – glendaw@greeff.co.za



Equestrian Dream or Versatile Home

Situated on 7 800m² in the valley, alongside the Disa River, and surrounded by mountains, this is the perfect equestrian property. Entering from Valley Road through the impressive access-controlled gate, a paved driveway leads you to the family home comprising open-plan living areas with a stunning kitchen. This opens to a large entertainment deck with views of the arena, river area and mountains. A bonus is a two-bedroomed staff/groom's quarters.

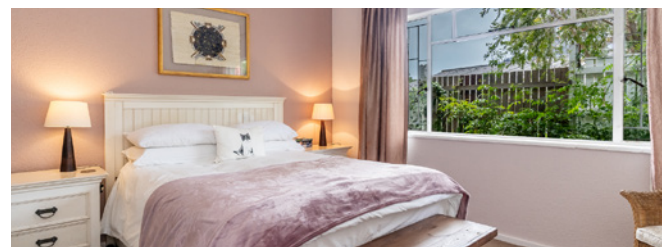
● **HOUT BAY R11 750 000** Web Ref No 4665409 • Beds 4 • Baths 5 • Receptions 4 • Stables 4
Suzette Wrangmore – 083 658 8610 – suzette@greeff.co.za



Scandinavian-Inspired Home

Meticulously crafted with sustainability in mind. This architect-designed, eco-friendly sanctuary is perfect for your Airbnb venture or as a convenient lock-up-and-go retreat. Embrace off-the-grid living with cutting-edge technology, while indulging in top-quality finishes throughout. Your dream home awaits, blending style and environmental consciousness seamlessly.

● **HOUT BAY R6 590 000** Web Ref No RL21395 • Beds 2 • Baths 2 • Reception 1 • Parking 3
Elke Wiswedel – 083 641 6950 – elke@greeff.co.za | Marjorie Goode – 082 877 2822 – marjorie@greeff.co.za



Peaceful, Comfortable and Secure

Step inside to experience the harmonious blend of style and comfort. The open, single-level layout creates a welcoming atmosphere, with spacious living areas –perfect for relaxation and entertainment– easily flowing to a shaded patio enjoying far-reaching mountain views capturing magnificent sunsets. Steps lead to a compact garden complete with a plunge pool.

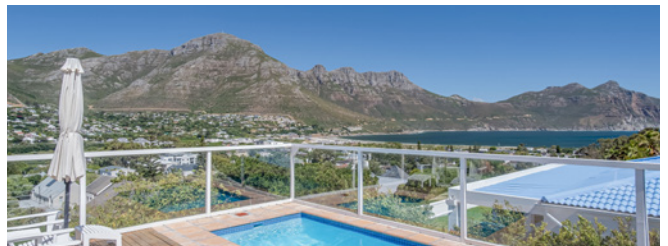
● **HOUT BAY R3 490 000** Web Ref No RL21402 • Beds 2 • Baths 2 • Reception 1 • Garage 1
Friedel McLachlan – 082 320 9473 – friedel@greeff.co.za



Functional Luxurious Family Home

Nestled within a serene neighbourhood, this residence boasts a unique blend of a three-bedroomed, all en suite house and an attached two-bedroomed en suite flat, providing ample space for both privacy and shared gatherings. The property offers a harmonious blend of luxury, functionality, and environmental responsibility. From the relaxing sauna and pool to the practicality of a double garage, this residence caters to the diverse needs and desires of its inhabitants, making it the perfect place to call home.

● **HOUT BAY R8 700 000** Web Ref No RL21700 • Beds 3 • Baths 3 • Receptions 3 • Garages 2 • Study
Jenny Barbour – 071 611 9702 – jenny@greeff.co.za



Characterful and Versatile with Views

This ideal family home features six en suite bedrooms. Various entertainment rooms, with captivating panoramic views of sea and mountain at every turn, seamlessly flow outdoors. The property offers dual-living or work-from-home options and deserves to be seen to be appreciated.

● **HOUT BAY R7 995 000** Web Ref No RL21547 • Beds 6 • Baths 6.5 • Receptions 4 • Garages 3
Lindsay Goodman – 082 638 1758 – lindsay@greeff.co.za



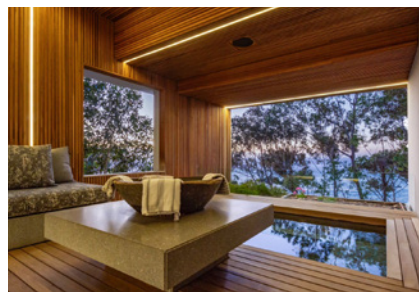
Low-Maintenance, Spacious Home

This property offers multiple opportunities, either as an extended family home, work-from-home, or to generate rental income. This double stand boasts various areas for relaxing and enjoying the surrounds. The living area flows to the pool and garden. A double garage has direct access to the house. Some upgrading is needed, so take this opportunity to add your personal stamp.

● **HOUT BAY R4 395 000** Web Ref No RL21666 • Beds 5 • Baths 3 • Receptions 3 • Garages 2
Meryl Butt – 084 922 1016 – meryl@greeff.co.za



Splendid, Architectural Retreat on the Atlantic Seaboard



● **BANTRY BAY** **R138 000 000**

Web Ref No RL21514

Beds 5

Baths 6

Receptions 4

Garages 2

Parking 2

This 744m² architectural masterpiece, located in coveted Bantry Bay, is perched on the slopes of Lion's Head and is a residence of unparalleled sophistication and security, spanning five thoughtfully designed storeys. Crafted to prioritise seclusion while maximising the mesmerising views of the expansive Atlantic Ocean, features include: a fully equipped gym, a state-of-the-art cinema, a convenient elevator, a lush garden showcasing panoramic ocean views, a rimflow pool, and a Jacuzzi-style pool with views. The open-plan living space on the third level is the heart of the home and includes the main kitchen with integrated, high-end appliances and a statement island, a dining room, and living rooms, which lead seamlessly to the main rimflow pool. A second chef's kitchen is behind the main kitchen.



Invest in an Exquisite Villa

Situated at the base of the iconic Table Mountain, Camps Bay Blue was recently renovated and offers breathtaking, endless views of the Atlantic Ocean and the majestic Twelve Apostles. Located just over 1km from the buzzing, world-famous Camps Bay strip and the picturesque beaches of the Atlantic Seaboard, Camps Bay Blue operates as a luxury residence on one level, and very lucrative, income-generating studios on the other two levels. Each of the studios is fully equipped, beautifully designed and luxurious with sensational, unobstructed sea and mountain views.

● **CAMPS BAY R42 995 000** Web Ref No RL20632 • Beds 11 • Baths 11 • Receptions 3 • Garages 2

Maud Papa – 072 539 8110 – maud@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Luxurious Oceanfront Living

An expansive living and dining area leads to an exclusive deck, perfect for morning coffee amid the sound of the waves or hosting soirées against the backdrop of the endless sea. Double-glazed windows ensure tranquillity and insulation. Smart lighting and air-conditioning have been thoughtfully integrated throughout, allowing you to tailor your environment to perfection. The heart of this home is the kitchen – meticulously designed and outfitted with Dada and Gaggenau appliances, it's a chef's haven. Valet parking and 24-hour manned security complete this luxury offering.

● **BANTRY BAY R19 000 000** Web Ref No RL20945 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

Michael Maingard – 082 497 7888 – michael@greeff.co.za | Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za

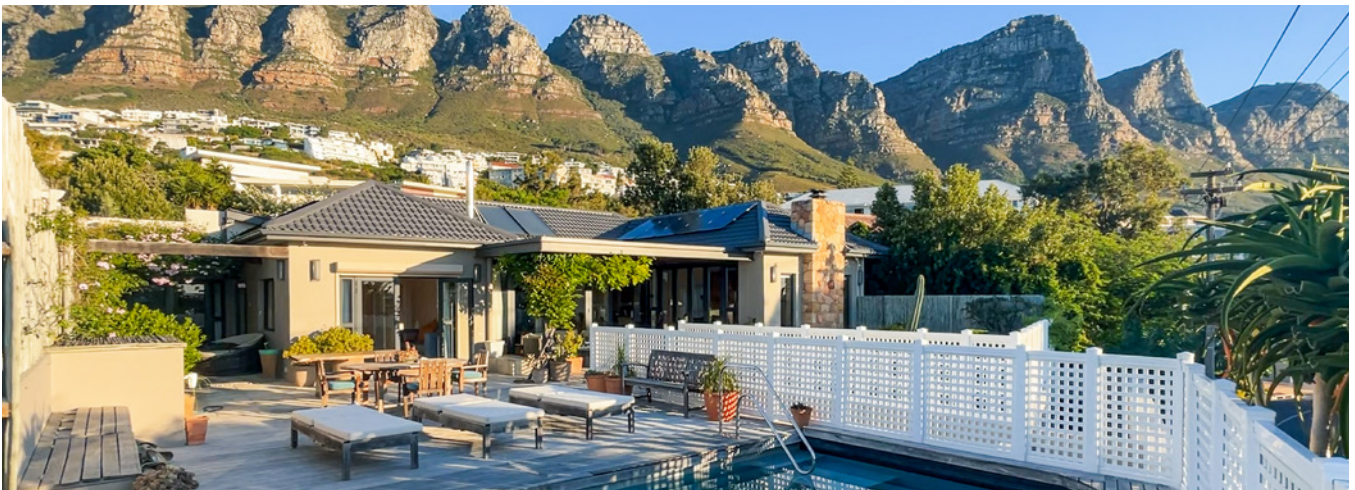


Refined Design Meets Beautiful Views

With breathtaking vistas of the majestic Twelve Apostles and the expanse of the Atlantic Ocean, this home boasts an open-plan lounge, dining area, and designer kitchen effortlessly extending to a spacious, granite-tiled patio. Two entertainment and barbecue areas, a bar, heated pool, Balau decking, a Jacuzzi, and a meticulously landscaped garden complete the outdoor space. Additional highlights include: a study, a scullery, secure two-car parking within the premises, and storage space for your essentials.

● **CAMPS BAY R18 499 999** Web Ref No RL20733 • Beds 4 • Baths 4 • Receptions 3 • Parking 2

Maud Papa – 072 539 8110 – maud@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Exceptional Twelve Apostles Backdrop

This meticulously designed home is ideally situated in a highly sought-after location, just a short stroll away from world-class Beta Beach in Bakoven. The main bedroom, with a walk-in closet, leads to a private courtyard with an outdoor shower. Three lounge areas, two fireplaces, a surround-sound system, modern kitchen, a sea-view heated pool with Balau decking, and an outdoor dining area, with built-in braai and bar, offer so many options. This outdoor space also features lime, lemon and pomegranate trees, grape vines, and ample seating for al fresco dining.

● **CAMPS BAY R17 900 000** Web Ref No RL20478 • Beds 3 • Baths 3 • Receptions 4 • Garages 2

Maud Papa – 072 539 8110 – maud@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Exclusive Beach Bungalow

This exquisite property sits just a few steps away from Clifton Third Beach. The outdoor area is spacious and boasts a large pool surrounded by wooden decking and luscious tropical greenery – perfect for entertaining or watching the sun set over the horizon. You can also enjoy some quiet moments in the sauna, conveniently located near the pool. The bungalow has recently been renovated with high ceilings, hardwood floors and stacked doors, allowing for magnificent views throughout the home. All rooms come with air-conditioning and spacious en suite bathrooms.

● **CLIFTON POA** Web Ref No 5356681 • Beds 3 • Baths 3 • Receptions 2 • Parking 1

Maud Papa – 072 539 8110 – maud@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Luxury Living with Stunning Views

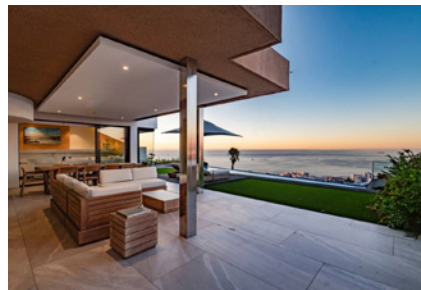
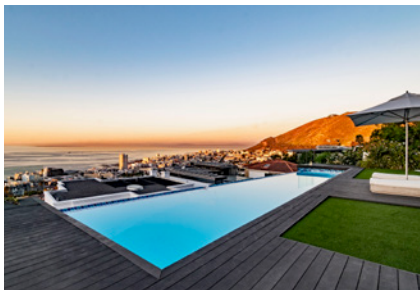
471m² of luxurious living space with sweeping ocean, promenade, and stadium views. The second floor boasts a two-bedroomed, two-bathroomed, self-contained apartment, currently yielding an impressive return on Airbnb. This private enclave features a spacious, sunny terrace and a pool, offering a retreat separate from the main section of the residence. On the third floor, an airy three-bedroomed, two-bathroomed, open-plan abode, with a vast terrace gazes over the Atlantic Seaboard. With jaw-dropping views, the 220m² rooftop terrace is home to a stylish bar, barbecue area, and a lavish Jacuzzi. Excellent security.

● **GREEN POINT R15 990 000** Web Ref No RL21482 • Beds 5 • Baths 4 • Receptions 2 • Garages 2

Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za



Contemporary with Majestic Views



● FRESNAYE R54 050 000

Web Ref No RL21703
Beds 4
Baths 5.5
Receptions 2
Parking 3
Pool

This modern home, with an elevator, captivates with its clever design and enviable positioning enjoying breathtaking, panoramic ocean views. The expansive, light-filled living spaces seamlessly flow onto a sprawling wraparound terrace. Adorned with lush greenery, and featuring a well-manicured patch of lawn alongside an expansive swimming pool, the outdoor space is a haven. Each of four bedrooms offers a luxurious retreat. A fifth bedroom serves as a study or staff accommodation. The basement level boasts a private cinema, a fully-equipped gym with an attached bathroom, a games room, and a well-stocked wine room. Ample storage facilities ensure convenience. Off-street parking for up to five cars adds particular value to this very special Fresnaye property.

Greg McDonald – 073 141 9668 – greg@greeff.co.za | Junaid Baba – 071 350 1516 – junaid@greeff.co.za | Michael Maingard – 082 497 7888 – michael@greeff.co.za

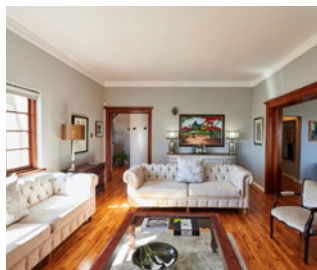


Architectural Masterpiece

House Sidmouth showcases natural wood, raw stone, and granite accents, complemented by glass walls seamlessly merging indoor and outdoor spaces, with panoramic views. Imported Italian design defines the open-plan kitchen, scullery, and diverse living areas which spill onto an expansive granite terrace with an atrium garden and outdoor shower. An additional lounge opens onto a terrace, a private perch for balmy evenings and sunset views of Lion's Head. A separate studio offers versatility, whether as a home office, gym, or staff accommodation, crafted with meticulous attention to detail and security.

● **ORANJEZICHT R49 000 000** Web Ref No RL21500 • Beds 4 • Baths 4.5 • Receptions 3 • Garages 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Maud Papa – 072 539 8110 – maud@greeff.co.za



Elevated Luxury Living

Nestled against the majestic slopes of Table Mountain, this three-storey residence on a prime corner erf is north facing, with unparalleled views of Cape Town's iconic landmarks. Light and spacious with double-volume ceilings and teak-framed windows. All bedrooms are on the top floor, while the central level's living spaces seamlessly open onto an all-seasons, covered patio with panoramic views. An impeccably manicured garden is complemented by a saltwater pool. The lower level features four garages, and there's ample parking space for an additional eight vehicles on the property.

● **HIGGOVALE R21 950 000** Web Ref No RL21234 • Beds 4 • Baths 3.5 • Receptions 3 • Garages 4 • Parking 8

Maud Papa – 072 539 8110 – maud@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



Higgovale Oasis with Exquisite Views

Set in a secure complex, with panoramic views of the city and surrounds, this elegant, yet comfortable home boasts modern finishes such as Assirelli cupboards and Oggie wooden flooring. The magnificent Bulthaup kitchen with Gaggenau, Siemens, and Miele appliances is a chef's dream come true, and enjoys a spectacular view of Table Mountain. The 118m² garden is home to a pool. A convenient lock-up-and-go property blending natural beauty and urban convenience.

● **HIGGOVALE R15 950 000** Web Ref No RL20794 • Beds 3 • Baths 3 • Receptions 2 • Garages 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Maud Papa – 072 539 8110 – maud@greeff.co.za

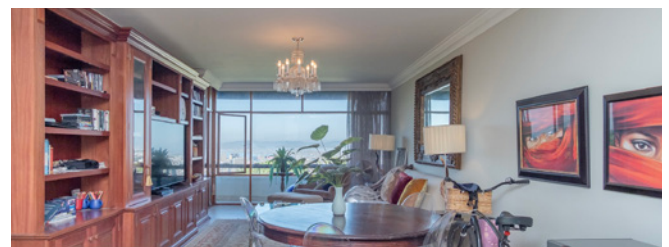


Exquisite Five-Bedroomed Home

Situated on the border of Vredehoek and Oranjezicht, overlooking the park, this home presents an oasis in the City Bowl. With an array of bird life and lush greenery, this property is the serene escape you have been searching for.

● **VREDEHOEK R15 000 000** Beds 5 • Baths 4 • Receptions 3 • Garages 2

Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za | Maud Papa – 072 539 8110 – maud@greeff.co.za



Luxurious City Living

Spacious luxury defines this two-bedroomed apartment in a well-established block. Large windows invite abundant natural light indoors, while the well-appointed kitchen boasts sleek countertops and high-end appliances. Step out onto your private balcony and bask in a truly spectacular backdrop, perfect for morning coffees or evening relaxation. The outdoor area is a standout feature, granting access to a swimming pool and braai area.

● **TAMBOERSKLOOF R6 990 000** Web Ref No RL21411 • Beds 2 • Baths 1.5 • Receptions 2 • Garage 1

Kris-Mari Voges – 082 779 8317 – kris.mari@greeff.co.za | Mikayla Morkel-Brink – 076 205 9838 – mikayla@greeff.co.za



● **DE WATERKANT R7 000 000**
Luxurious Apartment in De Waterkant

A stone's throw away from the iconic V&A Waterfront and Cape Town's bustling CBD, this impeccably designed, two-bedroomed apartment with two bathrooms offers a harmonious blend of elegance and sophistication, complete with captivating views of the harbour and city skyline.

Web Ref No RL21009 • Beds 2 • Baths 2 • Reception 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● **WALMER ESTATE R6 500 000**
Picturesque Views in Walmer Estate

This beautiful home, perfect for a large family, offers three levels of space and breathtaking views across the harbour to Signal Hill. With its impressive curb appeal, spacious interiors, and unmatched views, this home is a must-see.

Web Ref No RL20510 • Beds 5 • Baths 5 • Receptions 2 • Garages 3
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● **WALMER ESTATE R4 250 000**
Victorian Charm in Walmer Estate

The property boasts three spacious bedrooms with built-in cupboards and three bathrooms. Sliding doors in the kitchen invite an abundance of sunlight indoors and the lush garden itself offers a haven for serene moments enjoying afternoon tea or morning coffee.

Web Ref No RL21513 • Beds 3 • Baths 2.5 • Reception 1 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● **BO KAAP R2 655 000**
Apartment with Spectacular Views

Rest easy knowing that the apartment block provides 24-hour security, access control, and monitored cameras in all areas, ensuring your safety. The apartment block also has a gym, a pool, a communal entertainment deck, and laundry facilities.

Web Ref No RL20254 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● **BO KAAP R2 650 000**
Modern Apartment in Bo-Kaap

Indulge in luxurious urban living with this beautifully furnished, one-bedroomed apartment situated in the heart of Bo-Kaap. Perched on the eighth floor of Forty On L, it boasts exceptional finishes and is the epitome of comfort and convenience.

Web Ref No RL19633 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Shameela Bhagoo – 072 982 8446 – shameela@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● **BARONETCY ESTATE POA**
Majestic Home with Views

Built on an elevated corner stand, this magnificent mansion embodies sophistication and comfort. Thoughtfully designed to cater to every conceivable need. Three garages, staff accommodation, and an outdoor oasis, crowned by a sparkling pool and Jacuzzi. A haven within the estate's lush embrace.

Web Ref No RL21253 • Beds 8 • Baths 9.5 • Receptions 9 • Garages 3
Francois Olivier – 071 367 5696 – francois@greeff.co.za



Exquisite Home in Woodstock

This one-of-a-kind home seamlessly combines luxury, functionality, and security, making it an ideal choice for a discerning young family. A flowing open-plan layout connects the living, dining, and kitchen areas. The main en suite offers a private oasis, perfect for unwinding after a long day. A beautifully landscaped, secluded garden is complete with a greywater system. The home is completely off-grid with solar panels and an inverter. Excellent security.

● **WOODSTOCK R3 950 000** Web Ref No RL21533 • Beds 3 • Baths 2 • Receptions 2 • Garage 1

David Burrows – 072 779 7525 – david@greeff.co.za | La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za | Tim Greeff – 021 763 4120 – info@greeff.co.za



● OBSERVATORY R3 599 000 Serenity in Observatory

A stylish, double-storey home positioned in the heart of Observatory. With beautiful views of Devil's Peak, secure parking for three cars and large, lush gardens, this truly is a unique find.

Web Ref No 5632317 • Beds 4 • Baths 2 • Reception 1 • Parking 3

Gafsa Dean – 060 224 9954 – gafsa@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● WOODSTOCK R3 250 000 Stylish Home

Situated in the prestigious Upper Woodstock, this gorgeous three-bedroomed, two-bathroomed house offers exclusivity. Ideal for a growing family or as a permanent residence, this home offers versatility as an investment opportunity.

Web Ref No RL21460 • Beds 3 • Baths 2 • Reception 1 • Parking 1

David Burrows – 072 779 7525 – david@greeff.co.za
La'eeq Allie – 082 636 4871 – laeeq@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



● SALT RIVER R2 500 000 Split-Level Corner Apartment

This charming, pet-friendly unit on the ground floor of the desirable Queensgate building is spread across two levels and is nestled in a quiet cul-de-sac in the upper part of Salt River.

Web Ref No RL21462 • Beds 2 • Bath 1 • Reception 1 • Garage 1

Gafsa Dean – 060 224 9954 – gafsa@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za

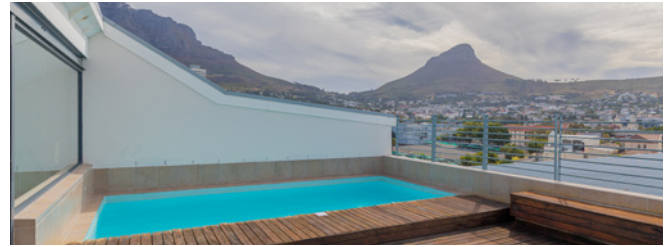


● OBSERVATORY R2 199 000 Secure, Ground-Floor Apartment

This exclusive, ground-floor apartment is situated in a small, yet secure block with a motorised gate, electric fencing, and security cameras for your peace of mind.

Web Ref No RL21368 • Beds 2 • Baths 2 • Receptions 2 • Parking 1

Gafsa Dean – 060 224 9954 – gafsa@greeff.co.za
Tim Greeff – 021 763 4120 – info@greeff.co.za



Dream City Living

This meticulously designed apartment offers the perfect balance of urban living and natural beauty. It boasts views of Table Mountain and Lion's Head from both bedrooms and the living room. Features include: a well-equipped, spacious kitchen, a designated parking bay and a communal, top-floor pool area, where you can relax and unwind while soaking up the sun and enjoying spectacular mountain views. A tranquil oasis above the vibrant city.

● **CITY CENTRE R2 000 000** Web Ref No RL21595 • Beds 2 • Bath 1 • Reception 1 • Parking 1

La'eeq Allie - 082 636 4871 - laeeq@greeff.co.za | Mikayla Morkel-Brink - 076 205 9838 - mikayla@greeff.co.za



● **WYNBERG UPPER R1 400 000 - R2 500 000**
Enjoy the Charming Views

Sunninghill Flats presents contemporary living featuring modern finishes and ample storage. Equipped kitchens offer water points for appliances, while bathrooms provide the option of a bath or shower. Units include parking and either a balcony or patio with mountain views.

Beds 0.5-3 • Baths 1-2 • Reception 0.5-1 • Garage 1 per unit • Parking 1 per unit

Aaqilah Hendricks - 083 296 1945 - aaqilah@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za

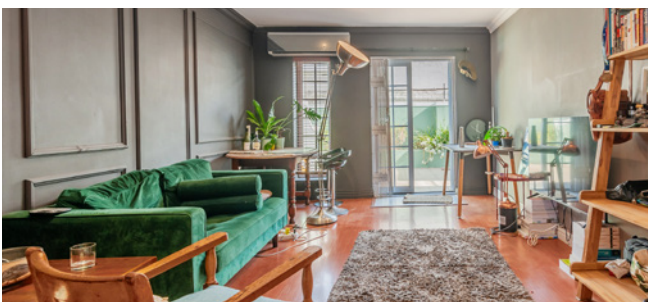


● **KENILWORTH UPPER R1 895 000**
Apartment with Modern Conveniences

This conveniently located apartment is the perfect investment for young professionals and would be ideal as a rental property with its prime location and accessibility to universities, businesses, and amenities. Don't miss out on this ideal opportunity.

Web Ref No RL20898 • Beds 2 • Baths 1.5 • Reception 1 • Garage 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



● **WYNBERG UPPER R1 695 000**
Ground-Floor Apartment in Leafy Wynberg Upper

This open-plan living space boasts impeccable finishes. Laminated flooring extends to the dining and bedroom areas, creating a seamless and stylish ambience. The fully-tiled bathroom includes a bath and shower combo. Practical amenities include two underground parking bays, visitors parking, CCTV cameras, and a lift. Enjoy the patio, accessible through a large door.

Web Ref No RL21767 • Beds 2 • Bath 1 • Reception 1 • Parking 2

Aaqilah Hendricks - 083 296 1945 - aaqilah@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za

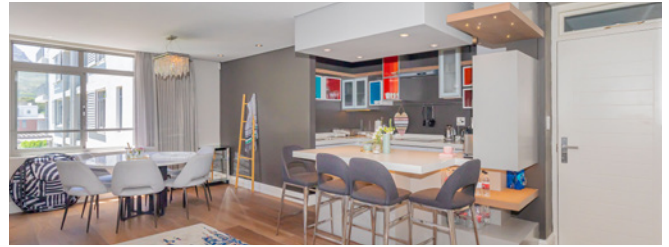


● **CLAREMONT UPPER R1 560 000**
Renovated One-Bedroomed Apartment

Located in the desirable area of Claremont Upper, this apartment presents an excellent investment opportunity, perfect for first-time buyers. With great potential for growth and a solid property value, it offers convenience, security, and a modern living space ideal for prospective residents.

Web Ref No RL21616 • Bed 1 • Bath 1 • Reception 1 • Garage 1

Ammaarah Hendricks - 071 728 9130 - ammaarah@greeff.co.za
Sean Murphy - 062 434 3055 - sean.m@greeff.co.za
Douglas Holder - 021 763 4120 - info@greeff.co.za



Executive Two-Bedroomed Suite

This opulent space boasts the finest finishes and offers breathtaking mountain views. With added perks like underground parking and an attached utility room, convenience seamlessly blends with extravagance in this extraordinary haven. The open-plan living, dining and kitchen area radiates elegance and comfort. Located in Claremont Upper, close to excellent shopping facilities and fine restaurants.

● **CLAREMONT UPPER R5 995 000** Web Ref No RL21548 • Beds 2 • Baths 2 • Receptions 2 • Parking 2

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za | Sean Murphy – 062 434 3055 – sean.m@greeff.co.za | Douglas Holder – 021 763 4120 – info@greeff.co.za



● NEWLANDS R5 995 000 Duplex Apartment in Sought-After Sevenoaks

This centrally located Newlands apartment is ideal as a lock-up-and-go. Situated in a sought-after block, it offers easy access to shops and restaurants, making it a convenient choice for those seeking a vibrant and hassle-free lifestyle.

Web Ref No RL21549 • Beds 2 • Baths 2.5 • Reception 1 • Parking 1

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za

● CLAREMONT UPPER R2 950 000 Spacious Apartment

This spacious Claremont Upper apartment suits students, young professionals, or retirees, offering two roomy bedrooms for comfortable living. Ideal for entertaining, it boasts ample space and comes with a garage and first-come, first-served parking.

Web Ref No RL21001 • Beds 2 • Baths 2 • Receptions 2 • Garage 1

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● RONDEBOSCH R2 595 000 A Rare Gem

An outstanding investment opportunity for those expanding their portfolio or seeking a charming home near schools and the university. The apartment offers two spacious bedrooms with built-in cupboards, an open-plan living and dining area as well as an enclosed balcony bathed in natural light.

Web Ref No RL21803 • Beds 2 • Baths 1.5 • Receptions 2 • Garage 1 • Parking 1

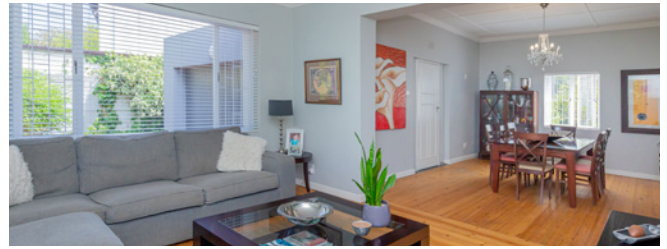
Jonathan Shulman – 076 493 6144 – jonathan@greeff.co.za
Paige Atherton – 071 968 5583 – paige@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za

● KENILWORTH UPPER R2 450 000 Spacious Top-Floor Gem with Breathtaking Views

This spacious apartment is the perfect fit for students, young professionals, and young families. With ample room to roam, it offers endless possibilities for customisation and personalisation. Enjoy the freedom to create your dream living space in this versatile and accommodating home.

Beds 3 • Baths 1.5 • Reception 1 • Garage 1

Ammaarah Hendricks – 071 728 9130 – ammaarah@greeff.co.za
Sean Murphy – 062 434 3055 – sean.m@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



Double-Storey Family Home

This well-presented property features three reception rooms with a fireplace in one of them, a modern kitchen, guest toilet, walk-in pantry, and a home office. Access from the double garage is directly into the house. The private back garden boasts a covered entertainment area, a separate storeroom, sauna, laundry, and staff accommodation/one-bedroomed apartment. A large pool, and ample playing space for kids make this an ideal family home.

● **PINELANDS R4 950 000** Web Ref No RL21653 • Beds 3 • Baths 1.5 • Receptions 3 • Garages 2 • Parking 4

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



Solid Family Home

This solidly built, family home in Champagne, Pinelands boasts beautiful parquet flooring throughout and two sizeable receptions areas on either side of the house. The spacious main lounge leads to a generously proportioned private back garden and entertainment area. The large back garden is protected by high walls and electric fencing, offering privacy and space for the kids to enjoy. This well-positioned property effectively represents a blank canvas and can easily be modernised.

● **PINELANDS R3 595 000** Web Ref No RL21632 • Beds 4 • Baths 2 • Receptions 2 • Garages 3 • Parking 5

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



Family Home on Expansive Grounds

This original, three-bedroomed property with two bathrooms is strategically positioned and demands your attention. Given its attractive price point and prime location, any investment or enhancements made to the property will undoubtedly yield rewarding returns. This property is a must-see at this level, promising both potential and practicality. Set on 892m², the location is ideal for schools and amenities – just a two-minute walk away from Howard Centre.

● **PINELANDS R3 595 000** Web Ref No RL21838 • Beds 3 • Baths 2 • Receptions 2 • Parking 6

Daniel Etherington – 072 709 0057 – daniel@greeff.co.za



Rare Family Home

Nestled in sought-after Garlandale, this family home is set on a 689m² property. A spacious living area opens to a private courtyard, with a built-in braai, and flourishing trees. The air-conditioned main bedroom with en suite and dressing room has access to a private gym/playroom. A full family bathroom ensures convenience. Enjoy proximity to freeways, a major shopping centre, and places of worship in walking distance. Excellent security.

- **RONDEBOSCH EAST R3 600 000** Web Ref No RL21522 • Beds 4 • Baths 2 • Reception 1 • Garages 2 • Parking 10
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● **LANSDOWNE R3 195 000**
Incredible Investment Opportunity in Wetton

Whether you're an investor seeking a solid rental income, a developer with a vision for expansion, or someone looking for a home from which to run a business, this property, with parking for 20 cars, holds immense promise.

Web Ref No RL20830 • Beds 3 • Baths 2 • Receptions 2 • Parking 20
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za

● **LANSDOWNE R3 195 000**
Income-Generating Property

An incredible opportunity for investors, developers, car dealerships, or those seeking a home-based business venture. Currently fully tenanted, providing an excellent rental return. Parking for 25 cars offers potential opportunities for various business endeavours.

Web Ref No RL20831 • Beds 4 • Baths 3 • Receptions 3 • Parking 25
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za



● **KENWYN R2 995 000**
Family Home with Seamless Flow

This spacious family home offers an open-plan living area that seamlessly blends indoor and outdoor living and overlooks the inviting swimming pool and the expansive garden. Situated on one of the most sought-after roads in Kenwyn and near places of worship and major shopping centres.

Web Ref No RL21055 • Beds 3 • Baths 2 • Receptions 2 • Garages 2 • Parking 1
Shahieda Bardien – 084 152 4845 – shahieda@greeff.co.za

● **KENILWORTH R1 950 000**
Modern Lifestyle

Located on a tranquil street, this charming, modern, one-bedroomed apartment with one bathroom, perfectly combines comfort and style with high-quality finishes in a secure building. Don't miss out on this well-appointed home offering functionality and modern living.

Web Ref No RL21128 • Bed 1 • Bath 1 • Reception 1 • Parking 1
Heather Davis – 072 241 4574 – heather@greeff.co.za
Douglas Holder – 021 763 4120 – info@greeff.co.za



● ZEEKOEVLEI R5 995 000

Tranquil Living on the Vlei

Two, separate, double-storey homes on the banks of a freshwater lake in the natural paradise of Zeekoevlei with its abundant wildlife. This offering presents the perfect opportunity for dual-family living.

Web Ref No 5454556 • Beds 7 • Baths 5 • Receptions 4 • Garages 3 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● ZEEKOEVLEI R2 395 000

Luxurious and Tranquil Living

This beautiful home offers a spacious open-plan living, dining and kitchen area, four bedrooms, one family bathroom and an additional guest toilet on the ground floor. It boasts porcelain tiling and modern finishes throughout.

Web Ref No 5693030 • Beds 4 • Baths 2.5 • Reception 1 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za



● OTTERY R1 900 000

Waiting for Your Personal Touch

This charming two-bedroomed home situated in the heart of Ottery epitomises comfort. This property has a garage and provides parking for up to four cars. With modern security features, your peace of mind is guaranteed.

Web Ref No RL20783 • Beds 2 • Baths 1.5 • Receptions 2 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



● STRANDFONTEIN R1 795 000

Family Treasure Trove

This three-bedroomed family home with two-and-a-half bathrooms and a garage, plus parking for up to four cars is worth a look. The open-plan interior is perfect for hosting family and friends alike. Enjoy excellent security with five functional CCTV cameras and burglar bars.

Web Ref No RL21591 • Beds 3 • Baths 2.5 • Receptions 2 • Garage 1 • Parking 4
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Keenan Louw – 067 661 7157 – keenan@greeff.co.za



● WYNBERG R1 350 000

Perfect Starter Home

This property is not one to be missed. This townhouse boasts three bedrooms, one-and-a-half bathrooms, a lounge and kitchen. This is the perfect starter home. The offering includes parking for two cars.

Web Ref No RL20867 • Beds 3 • Baths 1.5 • Reception 1 • Parking 2
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



● DIEP RIVER R1 300 000

Ideal Investment Property

Situated in a peaceful neighbourhood of Diep River, this three-bedroomed apartment has a lounge, one family bathroom and access to the balcony. The offering includes a garage.

Web Ref No RL20470 • Beds 3 • Bath 1 • Reception 1 • Garage 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za
Jay-Jay Beya – 061 380 4331 – jayjay@greeff.co.za



Secure Sunny Apartment

Thoughtfully designed for a lock-up-and-go lifestyle, this apartment boasts a spacious, open-plan kitchen and living area which seamlessly connects to a balcony, allowing an abundance of natural light and offering breathtaking ocean views. The apartment comprises two bedrooms, each featuring built-in cupboards. The bathroom is complete with both a shower and a bath. Includes a garage and a parking bay.

● **COSTA DA GAMA R1 260 000** Web Ref No RL20745 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Saskia Amansure – 076 200 0437 – saskia.a@greeff.co.za



A Family Home to Treasure

A home perfect for your growing family. This property is two-bedroomed with one full bathroom, and an open-plan lounge and kitchen. With a swimming pool and paved courtyards, this home is ideal for hosting friends and family alike.

● **STRANDFONTEIN R1 250 000** Web Ref No RL21141 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 3
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Keenan Louw – 067 661 7157 – keenan@greeff.co.za



Perfect for First-Time Buyers

This modest, two-bedroomed home is the perfect starter property, situated within the Pelican Park suburb. With one family bathroom, one open-plan kitchen and lounge, as well as a garage, which offers covered parking for one car, this is a great first rung on the property ladder.

● **PELICAN PARK R1 150 000** Web Ref No RL21497 • Beds 2 • Bath 1 • Reception 1 • Garage 1 • Parking 1
Jordan Beya – 078 346 2995 – jordan@greeff.co.za | Keenan Louw – 067 661 7157 – keenan@greeff.co.za



● KUILSRIVER R10 995 000
Prime Development Opportunity

Currently zoned as CO1 (Community1: Local) and located directly opposite the Netcare Kuils River Hospital, this vacant plot is accessible via Digtebij Ave, offering excellent exposure and easy access to N1, N2, R300 and Van Riebeeck Road.

Web Ref No RL19610 • ERF Size: 14 500m²

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● PAROW R4 600 000
Income-Generating Potential

This property caters to the discerning investor, offering a unique blend of both commercial and residential rental income potential. Alternatively, it can serve as a spacious family home for a large or multigenerational family, while still leaving ample room for creating additional passive rental income.

Web Ref No RL20798 • Beds 10 • Baths 6 • Receptions 5 • Parking 4

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● PAROW R3 200 000
Office Premises

The premises are currently divided into two separate units, and can easily be converted to one business unit. The sellers have developed plans for three bachelor apartments on top of the garage space for which the first-floor slab has already been cast.

Web Ref No CL878 • Floor Size: 236m² • Land Area: 496m² • Parking 4

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● PAROW R2 290 000
Stylish Family Home

This well-maintained, three-bedroom home is spacious inside and out, offering convenience, security, and modern living in equal measure. The property is secured with an alarm and electric fencing, ensuring peace of mind for you and your family.

Web Ref No 5220677 • Beds 3 • Baths 2 • Receptions 2 • Garages 2

Beverly Coetzee – 081 271 1858 – beverly@greeff.co.za
Patrick Peters – 076 805 3113 – patrick.peters@greeff.co.za



● PARKLANDS R1 299 000
Invest in Parklands

With sweeping views of Table Mountain and the surrounding Fynbos veld, Greenfields Corner is a modern contemporary urban development situated on the corner of Parklands Main and Koeberg Road, in Parklands East. No Transfer Duty.

Web Ref No RL20858 • Beds 3 • Baths 2 • Reception 1 • Parking 1

Ismaeel Lodewicks – 065 117 6335 – ismaeel@greeff.co.za
Dianne Pentz – 084 513 2305 – dianne@greeff.co.za



PRICES START FROM
R1 295 000
NO TRANSFER FEES

Get in touch with our agent:

Dianne Pentz
Registered with the PPRA
Property Practitioner
084 513 2305 | dianne@greeff.co.za



PLOT

● BLOUBERG R7 300 000
Perfection in Blouberg Village

This plot along the picturesque Bloubergstrand beachfront offers 585m² of prime land with spectacular views of the azure Atlantic Ocean and a striking silhouette of Table Mountain. This is one of the last plots available in the very sought after Blouberg Village area.

Web Ref No 5500243 • ERF Size: 585m²
Chris van Dyk - 082 352 6576 - chris@greeff.co.za
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



● BIG BAY R4 495 000
Lifestyle Change

This townhouse isn't just a property it's a lifestyle upgrade. Don't miss the chance to call this remarkable home in Big Bay yours.

Web Ref No RL20954 • Beds 2 • Baths 2 • Reception 1 • Garages 2
Chris van Dyk - 082 352 6576 - chris@greeff.co.za
Dianne Pentz - 084 513 2305 - dianne@greeff.co.za



● Kinkle Way, Newlands
From: R3 300 000 (Including VAT, No Transfer Duty)
Townhouses - 2 Beds | 3 Beds
2 Beds | 2 Baths | 1 Parking
3 Beds | 3 Baths | 2 Parkings



Scan for more information

Get in touch with our agents:
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073 141 9668 | greg@greeff.co.za
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GROOT PARYS
LIFESTYLE ESTATE

Your dream destination in the Boland

What can be better than being a 50 plusser and settling down on an historic wine estate in Paarl, the heart of the Boland?

Groot Parys Lifestyle Estate offers you the perfect combination of a rich history, convenient location and secured countryside living. The Vineyard Villas II showcases the elegance of the Cape Karoo architecture, and each villa boasts high level finishes, precise specifications, and non-negotiable quality of workmanship.

Groot Parys Lifestyle Estate offers the following benefits:

- Award-winning architecture and design†
- Conveniently located in Paarl
- Energy-saving home designs
- A range of healthcare options
- Care facilities*
- Multipurpose clubhouse*
- Turnkey packages
- State-of-the-art security
- No Transfer Duties



VINEYARD VILLAS II
FULL TITLE HOMES
Available from R3 750 000
2-3 Bedrooms | Size: 137m² to 185m²



† International Property Awards winner, category multiple residence architecture.
*Facilities will be built later in Phase 2.
Prices are subject to developers' discretion.



Werner Pieters 082 363 6089 | Marius Pieters 082 566 0853 f
sales@grootparysestate.co.za | www.grootparysestate.co.za

Developers: **annenberG** PROPERTY GROUP | Groot Parys Development Trust



● STELLENBOSCH FARM R65 000 000

Luxury Hotel

With its prime location in the prestigious suburbs of Stellenbosch, this magnificent, 23-bedroomed boutique hotel boasts stunning interior and exterior features. This fine property presents a unique opportunity for a luxurious and lucrative investment. With mesmerising mountain views, this hotel is nestled in the heart of nature and offers a truly unique experience. The colonial-style architecture adds charm and character.

Web Ref No RL21200 • Beds 23 • Baths 23

Johan Pretorius – 079 506 4159 – johan.p@greeff.co.za
Pam Truter – 072 625 9866 – pam.t@greeff.co.za



● FRANSCHHOEK R49 000 000

Gracious Manor House and Guesthouse

Set on four hectares, Château Dauphine Manor house was constructed in 2011 and built in an historic French chateau style. This spacious 850m² home comprises four en suite bedrooms, a generously proportioned lounge, an elegant French country kitchen with imported oven, open-plan dining and an entertainment area. Both lounge and dining area lead out to a veranda and pool area. On the upper level is a family TV lounge with breathtaking views across the large dam towards the adjacent farmlands and mountains.

Web Ref No RL20894 • Beds 15 • Baths 15 • Receptions 11 • Garages 2

Guy Healey – 082 263 7320 – guy@greeff.co.za



● FRANSCHHOEK POA

Elegance and Grandeur

Situated in the idyllic Franschhoek valley, this gracious country villa is enveloped by panoramic mountain views and manicured farmlands. The two-hectare farm property offers the ultimate lifestyle with unrivalled privacy in an unbeatable location. A sublime construction perfectly combining contemporary and classical architecture has created an exceptionally alluring villa.

Web Ref No 4359373 • Beds 8 • Baths 8 • Receptions 4 • Pools 3

Guy Healey – 082 263 7320 – guy@greeff.co.za
Carrick Campbell – 071 502 3517 – carrick@greeff.co.za



● STELLENBOSCH FARM R35 000 000

Tuscan-Inspired Villa with Wine Cellar

With wraparound views, in a typical Tuscan setting of olive groves and vineyards, and an intimate, private home cellar. The Leccino and Frantoio olives produce 300 litres of cold-pressed oil. The outbuildings include two garages, a fully self-contained flatlet, manager/staff accommodation or Airbnb opportunities, an office and storeroom. Ideal also as a corporate property offering accommodation.

Web Ref No 5797689 • Beds 8 • Baths 7 • Receptions 2 • Parking 20

Aimee Campbell – 072 693 4052 – aimee@greeff.co.za



● **SOMERSET WEST R22 900 000**
Exquisite Elegance

This château-inspired home marries modern elegance with clean architectural lines, and is set in a boutique wine estate with breathtaking vistas of the lush vineyards and False Bay. Seamless indoor-outdoor living defines this style. The home is elegantly equipped with a wood-crafted bar on the lower level.

Web Ref No RL21541 • Beds 5 • Baths 5.5 • Receptions 4 • Garages 4

Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R22 500 000**
Villa with Magnificent Views

This immaculate Mediterranean-style home boasts sweeping sea and mountain views. The exceptional residence overlooks a beautifully manicured garden and boasts three en suite bedrooms, a study, and a flatlet. This is a unique option on a larger-than-average property.

Web Ref No 5592874 • Beds 3 • Baths 3 • Receptions 2 • Garages 2 • Flatlet 1

Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **SOMERSET WEST R14 900 000**
Spectacular Guest House

This is a must-see. It's all about the views, pristine gardens, finishes and details. This 4-star rated guest house is situated at the foot of the Hottentots Holland Mountains with spectacular views across False Bay and the Helderberg Mountains.

Web Ref No RL21122 • Beds 9 • Baths 9.5 • Reception 1 • Parking 8

James Botha – 082 789 3300 – james@greeff.co.za



● **SOMERSET WEST R13 500 000**
Palatial Contemporary Home

This newly-built property offers all the accommodation a modern family could need. The strikingly impressive triple-volume staircase, with floor-to-ceiling glass, showcases commanding views over False Bay. Add the panoramic views of Table Mountain to Gordons Bay, and the offering is simply splendid.

Web Ref No RL21011 • Beds 5 • Baths 5 • Reception 1 • Garages 2 • Parking 4

Joanie Ludik – 067 015 7022 – joanie@greeff.co.za



● **ARABELLA R12 900 000**
Masterpiece with Lagoon Views

Rare on the market, this bespoke, double-volume design, with main living areas facing the Bot River Lagoon offers million-dollar views. Direct access to lagoon lookout decks and a nature walking trail add to the allure. Privately located in a cul-de-sac and powered by a solar PV system.

Web Ref No RL21066 • Beds 4 • Baths 5 • Reception 1 • Garages 2

Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R4 250 000**
Popular Golf Estate Treasure

A beautiful, corner, upstairs unit in the Glen Abbey Apartment Block, with breathtaking views of the golf course and the Helderberg Mountain. Erinvale Golf Estate is situated a stone's throw from world-renowned wine estates such as Lourensford, Vergelegen, and Morgenster.

Web Ref No RL20465 • Beds 2 • Baths 2 • Reception 1 • Garage 1

Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donnè Jacobs – 084 448 4446 – donne@greeff.co.za



● **ARABELLA R8 750 000**
Country and Fairway Views

This immaculate north-facing and spacious five-bedroomed residence is primarily located in a quiet cul-de-sac on the estate. Rental income can be derived from an overflow of the hotel's conference guests.

Web Ref No RL21431 • Beds 5 • Baths 5 • Reception 1 • Garages 2
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R7 800 000**
Grand Home with Scenic Views

Nestled in the tranquil neighbourhood of Briza in Somerset West, this spacious family home offers a blend of comfort, convenience, and breathtaking views. Situated near major routes, excellent schools, and a host of amenities, this property is a true gem.

Web Ref No RL20797 • Beds 4 • Baths 3 • Receptions 2 • Garages 4
Len Gordon – 082 497 5873 – len@greeff.co.za
Nora Annandale – 072 375 7668 – nora@greeff.co.za



● **STRAND NORTH R6 700 000**
Beach Apartment near Amenities

Boasting gorgeous ocean views over False Bay, with Cape Point in sight, this property offers a perfect blend of comfort, convenience, and style. It features a four-car garage, storeroom, modernised kitchen and a spacious, enclosed balcony with built-in heater and braai.

Web Ref No RL21221 • Beds 3 • Baths 3 • Reception 1 • Garages 4
Bhavinee Siepman – 082 797 6233 – bhavinee@greeff.co.za



● **SOMERSET WEST R4 400 000**
A Happy Family Home

Welcoming from the moment you enter the front door, this home is defined by its soothing atmosphere. This is the ideal property in which to raise a family or to downscale and retire in. A spacious home with perfect indoor-outdoor balance.

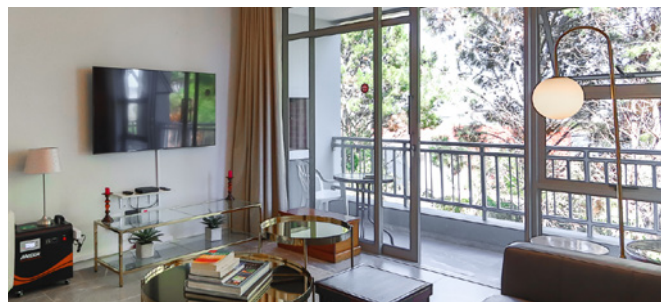
Web Ref No RL21213 • Beds 3 • Baths 2 • Receptions 2 • Garages 2
Loretta Diab – 082 416 6982 – loretta@greeff.co.za
Donné Jacobs – 084 448 4446 – donne@greeff.co.za



● **SOMERSET WEST R3 375 000**
Luxury Penthouse

Boasting an array of impressive interior features, this property offers a comfortable living space for families and individuals alike. Enjoy the captivating view of the Helderberg Mountain Range, and over Strand Golf Course from a large private and covered patio. Storage space is included.

Web Ref No RL20589 • Beds 3 • Baths 2 • Reception 1 • Parking 2
Donné Jacobs – 084 448 4446 – donne@greeff.co.za
Loretta Diab – 082 416 6982 – loretta@greeff.co.za



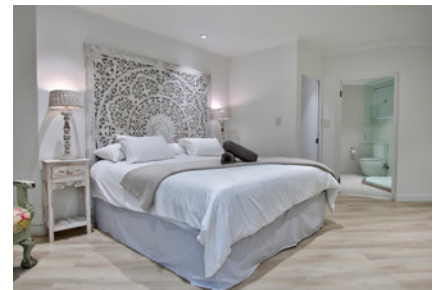
● **SOMERSET LAKES R2 800 000**
Modern Apartment with Lake Views

Set in sought-after Somerset Lakes Estate, with beautiful garden and lake views, this modern unit is move-in ready. The estate boasts walking trails, landscaped gardens, a restaurant, and a forest for picnics. This is secure estate living at its best.

Web Ref No RL21593 • Beds 2 • Baths 2 • Reception 1 • Parking 2
James Botha – 082 789 3300 – james@greeff.co.za



North-Facing Family Home



● PLETTENBERG BAY

R5 990 000

Web Ref No RL21131

Beds 4

Baths 4

Receptions 4

Garage 1

Parking 2

Minimalist and stylish, boasting a perfect blend of modern aesthetics, functionality, and entertainment options. Enjoy great indoor-outdoor flow via glass stacking doors to beautiful decks, a sparkling swimming pool and lush gardens. Beautifully and tastefully renovated, the home is bright and airy with a wonderful flow between two wings, which can also be used as two separate, self-contained living spaces for an extended family scenario. An open-plan living area and dining room with a fireplace/built-in braai provides a spacious area for entertaining. In the west wing, there is a large, open-plan lounge, dining room and a well-appointed kitchen with a separate scullery boasting additional storage and prep space, ensuring that the kitchen remains organised and clutter-free during gatherings. An inverter provides power in times of loadshedding.

Mandy Smith - 072 151 1458 - mandy@greeff.co.za



Timeless Classic

A haven of peace and tranquillity, this sophisticated home is located in Solar Beach. With large patios and picture windows, the home is flooded with natural light and boasts uninterrupted panoramic views of the Ocean and Robberg Peninsula. Nestled on 893m², the residence features spacious rooms, high ceilings and open-plan living, dining, and kitchen areas seamlessly connecting to a large wooden deck with two built-in braais and a rimflow pool. The offering includes a separate flatlet.

● **PLETTENBERG R19 500 000** Web Ref No RL21486 • Beds 6 • Baths 6 • Receptions 3 • Garages 2 • Parking 4
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R7 900 000**
Beautifully Positioned

This lovely home, with modern, simplistic design offers breathtaking views, versatility for family living and a work-from-home facility. The entertainment areas integrate seamlessly between the home and the swimming pool area. It is both spacious and unique.

● **PLETTENBERG BAY R2 850 000**
Boating, Fishing, Walking, Sunsets

This generously proportioned home in a prime location boasts an open-plan lounge and kitchen gracefully merging out through glass stacking doors to the patio. The views and sunsets are utterly sublime.

Web Ref No RL21491 • Beds 4 • Baths 4 • Receptions 2 • Garages 2 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za

Web Ref No RL21494 • Beds 3 • Baths 3 • Reception 1
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



● **PLETTENBERG BAY R2 100 000**
The Best Front Row Stand

Enjoy uninterrupted views from this stand and discover the perfect canvas for the creation of your dream home situated in the vibrant Robberg Estate. One is greeted by vistas of the ocean, Robberg Peninsula and the Tsitsikamma mountain range.



● **PLETTENBERG BAY R1 900 000**
Spacious Home You'll Love

An adorable, two-bedroomed, stand-alone cottage with a beautiful private garden. No Transfer Duty, and pet friendly. The property is move-in-ready. Priced to go, this spacious and comfortable home offers a Life Right opportunity.

Web Ref No RL21452 • ERF Size: 564m²
Mandy Smith – 072 151 1458 – mandy@greeff.co.za

Web Ref No RL21652 • Beds 2 • Baths 2 • Receptions 3 • Garage 1 • Parking 2
Mandy Smith – 072 151 1458 – mandy@greeff.co.za



Against the backdrop of South Africa's worsening energy crisis, unpredictable loadshedding, and rising electricity tariffs, a growing number of homeowners have turned to solar power as an environmentally friendly and increasingly cost-effective alternative to coal-powered electricity. In addition to the long-term pecuniary and sustainability benefits of renewable energy, the installation of solar photovoltaic (PV) systems – including rooftop panels, inverters and battery storage systems – increases a property's resale value, depending on the size, location and quality of the installation. In the City of Cape Town's defined area of electricity supply, solar-powered systems, however, are subject to various regulatory requirements. To that end, this article briefly outlines these legal prerequisites, and considers how such installations may impact the conveyancing process.

Mandatory registration

In accordance with the City of Cape Town's Electricity Supply By-Law ('the By-Law'), small-scale embedded generation ('SSEG') systems which include all alternative sources of

power with a generation capacity of no more than 1 mega-volt ampere (1000 kVA) connected to the wiring of residential, commercial and industrial premises, must be registered for authorisation prior to installation. The impetus for registration is two-fold. First, pre-authorisation reduces the risk of electrical hazards resulting from installations which do not meet established safety standards. Given that the Occupational Health and Safety Act places the burden on the property owner to ensure the safety of the electrical installation, registration is in the interest of SSEG users. Second, it allows the City to record and manage the number of grid-tied SSEG systems to prevent overburdening the electrical infrastructure and disrupting the quality of electricity generation.

To simplify the process, registration is split into two stages: application to install and final approval. First, property owners are required to submit an application form to the City via email to install an SSEG system. The form requires the confirmation of technical details related to installation, and which will require the assistance of one's selected solar PV service provider. In reviewing an

application, the City may visit the property to confirm that the meter and electrical connection supports embedded generation. Once the City is satisfied, it'll issue a Permission to Install Letter, which confirms that the applicant may procure, install and test an SSEG system. Post-installation, the second leg of registration requires the applicant to submit a grid-tied SSEG Installation Commissioning Report signed by an ECSA-accredited electrical engineer, an electrical installation Certificate of Compliance, final copy of the circuit diagram, and duly signed Supplemental Contract for Embedded Generation. Upon receipt, the City will issue a Commissioning Approval Letter within ten working days.

The consequences of non-compliance

Under the By-Law, failure to formally register any SSEG installation is a criminal offence punishable by a fine and or imprisonment. According to the City, unauthorised users are liable for the payment of an administrative fee and are issued with a contravention notice, in terms of which they are instructed to disconnect their SSEG

installation within five working days of receipt, supply a Certificate of Compliance, and formally apply for authorisation to proceed with the installed system. In addition, non-compliant property owners may have their power disconnected.

Notably, registration is a prerequisite for owners to participate in the City's 'Cash for Power' initiative which enables grid-tied users to sell surplus electricity back to the City in exchange for a credit on their municipal accounts. Calculated in line with a 'feed-in' tariff, the financial incentive of feeding surplus energy back onto the electrical grid is dampened by the additional costs associated therewith. Specifically, owners are mandated to install an Advanced Metering Infrastructure (AMI) meter – at a cost of R12 850.00 – and to pay a small monthly administration fee.

How do the regulatory requirements affect the transfer of property?

Given the regulatory framework, there are additional considerations to bear in mind when disposing of a property with an SSEG installation. First, in accordance with the Electrical Installation Regulations, the transfer of ownership from the Seller to Purchaser is contingent upon the issuance of a Certificate of Compliance in respect of the SSEG system's connection – or disconnection – status. Additionally, the new owner is required to sign a Supplemental Contract post-transfer.

Second, an unauthorised solar-powered system is deemed a latent or hidden defect in that it is not reasonably discoverable prior to the conclusion of a sale. Where a Seller is aware of this fact, they are required to disclose the defect to the Purchaser by including it in the Immovable Property Condition Report annexed to the Agreement of Sale. It is then within the Purchaser's discretion to accept

the property as is and obtain the City's authorisation after transfer, or to insist that the system is registered prior to transfer. Alternatively, the Seller may elect to decommission the SSEG system. Upon notification to the City, the system shall be disconnected from the electrical network – at the Seller's cost – by removing the wiring connecting the inverter to the PV panels and network.

Third, rooftop solar panels, together with appurtenances, are deemed fixtures of the property. Accordingly, the Seller is not entitled to remove the PV panels, inverter or other system accessories before transfer – unless the Sale Agreement specifically provides otherwise. To avoid future disputes, the Sale Agreement usually includes a clause wherein the Seller warrants that the SSEG system is in working order on the date of sale.

Fourth, the relatively high start-up costs of installing solar-powered systems means that owners often elect to finance the initial investment and pay off the system in monthly installments. To that end, the Seller must disclose the existence of any contract between themselves and a service provider to the Purchaser who may agree to assume the Seller's rights and responsibilities under the existing contract and take over the monthly repayments. In the event that the terms of the contract between the Seller and service provider mandate the removal of the system, the Purchaser must be informed timeously of such arrangements.

An increasingly common feature of South African homes, solar-powered installations are here to stay. Pursuant to safety and grid management purposes, these systems are governed by various regulatory requirements, and which requirements invariably impact the sale and transfer of property.



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● **MCGREGOR R4 750 000**

Klein Karoo Long House

A home in the heart of a village, where one can look out and watch one's horses frolicking. The demure dignity of the unpretentious facade belies the expansive bliss of this property. This elegant Karoo homestead is offset by a grand sweep of acreage which fields fillies and foals.

Web Ref No 4890427 • Beds 3 • Baths 3 • Receptions 3 • Garages 4 • Parking 2
Caro Hodges - 083 265 2258 - caro@greeff.co.za



● **MCGREGOR R4 500 000**

A Rare McGregor Treasure

Steeped in history with loads of character, and situated in the heart of McGregor with commercial rights, this family home, is ideal for dual living or as a guesthouse. As the erf size is larger than most, at 3 294m², one could build at the back and easily run a business from the front.

Web Ref No RL21542 • Beds 4 • Baths 3 • Receptions 3 • Garage 1 • Parking 6
Caro Hodges - 083 265 2258 - caro@greeff.co.za



● **MCGREGOR R2 995 000**

An All-Seasons McGregor Home

This home boasts a double-volume, thatched living room with large fireplace and stairs to a loft bedroom or study. Double doors lead into a glass-and-wood, double-volume living area with doors opening to the north-facing deck, garden, and newly resurfaced lap pool. There are two kitchens - one opens into the dining area. Enjoy al fresco living on the deck.

Web Ref No GRL21651 • Beds 3 • Baths 2 • Receptions 2 • Garage 1 • Parking 2
Caro Hodges - 083 265 2258 - caro@greeff.co.za



● **MCGREGOR R2 400 000**

A Taste of Scotland

This stone-built Manor House with unsurpassed views is ideal to be run as a guesthouse, with six en suite bedrooms downstairs and a huge upstairs loft opening onto a large balcony with north-facing mountain views. The downstairs rooms, with fireplaces, all open onto an undercover terrace and garden, which includes a braai area.

Web Ref No RL21550 • Beds 6 • Baths 6 • Receptions 2 • Parking 2
Caro Hodges - 083 265 2258 - caro@greeff.co.za

JUST LAUNCHED

IMHOFF MANOR



SCAN HERE

From: R3 550 000 (Sizes from: 141m² - 214m²)



Luxurious, Secure Estate Living in Kommetjie

Imhoff Manor, nestled within the scenic Imhoff Lifestyle Estate in Kommetjie, offers an unparalleled living experience surrounded by nature. This vibrant community is for individuals and retired couples seeking a lock-up-and-go lifestyle. It will be a pet-friendly haven with 24-hour, state-of-the-art security and a comfortable lifestyle that centres on peace and quality of life.

This premium estate comprises well-designed, two-and-three-bedroomed houses and apartments, situated on lush grounds with gorgeous views. With access to a range of on-site amenities from a healthcare centre and swimming pool to a library, clubhouse, and restaurant, Imhoff Manor thoughtfully caters to diverse interests and preferences.

Kommetjie, a tranquil village, awaits with its array of restaurants and charming shops. Surrounding areas boast breathtaking views of Chapman's Peak, the Atlantic Ocean, and Wildevoel Lake, home to an abundance of beautiful, diverse birdlife, and part of the Table Mountain National Park fynbos biome, a designated World Heritage Site which boasts the highest number of indigenous plant species per square kilometre. With the beach at your doorstep, life in these modern, architecturally designed Cape Vernacular homes is a dream for those aged 55 and over. Immerse yourself in beachside strolls, birdwatching, surfing, fishing, or hiking, all while surrounded by the beauty of nature.



Willi Schalk | Bronze Circle Club Member

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Joseph Ribkoff



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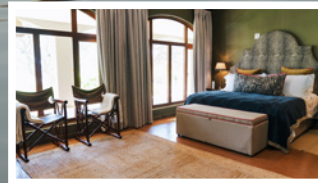
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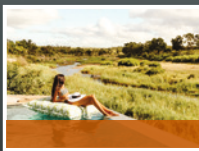
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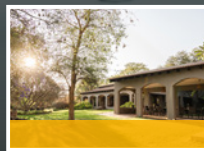
... AND THEN THERE WERE FIVE.

Last Word Intimate Hotels and Safari Camps is now the proud owner of Last Word Madikwe. The lodge forms an amphitheater overlooking the luscious garden and famous underground hide providing unlimited viewing angles of the Big Five and many other herds replenishing themselves every day and night at their favourite waterhole.

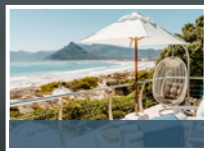
It's malaria free, it's family friendly, it's Beyond Boutique®.



KITARA



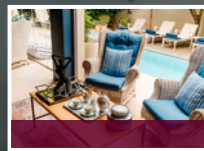
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